



Angle Community Council Minutes - Extra Meeting July 2018 at 18.30

Present: Cllr Andy Hill; Cllr D Richards; Cllr E Parker; Cllr K Bradney (Vice Chair); Cllr S Williams (Chair); Anthony Owen, representing Angle Estate

Presentation: Ms Joanne Rees-Wigmore- Pembrokeshire Community Land Trust

Apologies: Cllr Brown

Ms Rees-Wigmore requested the meeting with the Community Council to introduce us to the Concept of Community Land Trusts. Pembrokeshire have recently established a post supported by PCNPA, PCC, Pembrokeshire College and a few other organistaions, under the management of PLANED. It is a LEADER funded project to promote the development of affordable housing in identified areas.

She tried to allay misconceptions about who would be eligible for houses, stressing that it would be “the Community” in charge of the venture. This is a way of facilitating affordable housing for *local* people.

Governance would be under the community land trust. With local community developing and controlling housing policy. Houses would only be built according to demand and infrastructure. If there were no housing need then there would be no project.

Why Angle has been identified was not clear, but it appeared that through contacts at PCNPA and other sources, Ms Rees Wigmore had already researched several issues. Ms Wigmore indicated that she had also had contact with highways about potential access point to sites identified by the Angle estate, and seemed a little hesitant to show us the proposed sites under consideration. It was put to Ms Wigmore that as far as ACC were aware, whilst a couple of sites had been put forward to PCNPA in the LDP, none had been approved. However, we were aware of evidence that the plots had been reduced in size. Ms Wigmore pointed out that it might be possible to use the “Rural Exception site” as a driver to proceed.

She was asked why she had started this work without knowing what the response of the community would be to the proposal; responding that she didn’t think we would be impressed if she was unable to answer such questions.

In most other areas, building has occurred using Housing association organistations and based on council rents. She reported that there is usually a “zero rent arrears” issue.

Anthony Owen indicated that the Estate would like to see a CLT in the Village.

Plan: Arrange Open Meeting for the village

? Questions.

1. What happens if a property is left empty?
2. What is the definition of affordable? To rent or Buy?
3. What is the meaning of LOCAL?
4. Clarity on access to land? Would the estate be happy to donate or is there a proposal to sell the land to the Community?

Signed:

Date: