



**MINUTES OF THE INAUGURAL AGM AND GENERAL MEETING OF CLOUD,
COBBLERS' SUITE, BOOT AND SHOE, SCOTFORTH,
19 OCTOBER 2017.**

Apologies received: Cat Smith MP, Mark Salisbury, Diane Stallwood, Jill Bundy, Susan Jones, Roger Frankland, Amanda Flattery and Jet Harris.

Stephen Constantine, as acting chair, welcomed a packed meeting of around 80 people. A particular welcome was extended to:

Charlie Edwards, City Councillor, Bare Ward, and County Councillor, Morecambe South (Conservative)

Tim Hamilton-Cox, City Councillor, Bulk Ward (Green)

Erica Lewis, County Councillor, Lancaster South East (Labour)

Abi Mills, City Councillor, Scotforth West (Green).

Apologies were received and noted from our local MP. Cat Smith attended our previous meeting and would have come this time, but she had parliamentary business to attend to at Westminster.

As a preamble to the meeting, the Acting Chair explained the informal origins of CLOUD, since when a voluntary team with public support has been running the campaign against BGV. The public meeting on 16 August 2017 agreed to the formalisation of CLOUD by adopting a constitution and electing a committee. He confirmed that he, as chair at the previous meeting, was only acting as chair until Agenda item 1 had been addressed.

Minutes of the previous meeting held on 16 August.

The minutes had been circulated by email to everyone who had attended. These are available on the CLOUD website <https://www.cloudbgv2017.co.uk/minutes>

Two key decisions had been made at that meeting.

- 1) First, CLOUD should change from being an informal group to one with a written constitution, and with officials elected by members of CLOUD. This is to give us more status and clout - especially important for the likely public enquiry into Bailrigg Garden Village and the Lancaster District Plan which will be chaired by a Planning Inspector, some time next year. This is Item 1 on the AGM agenda.
- 2) Second, CLOUD should set up a working group of experts drawn from CLOUD membership to begin preparing our case for the meeting on 20 December 2017 when Lancaster District Council will debate and decide on the Local Plan, and also in preparation for what is likely to be the Public Inquiry later. This is covered by Items 4, 5 and 7 of tonight's agenda.

There were no other matters arising.

Agenda Item 1: Approval of CLOUD constitution and election of officers.

CLOUD members with previous experience of planning enquiries had advised that we will be taken more seriously if we are constituted as a formal body. That is why at our last meeting on 16 August it was agreed that CLOUD should have a written constitution in order to enhance our standing and give extra weight to our campaign. The first step in this process is to invite this meeting to approve a constitution for CLOUD.

1. The meeting was invited to:

- a. Approve the constitution;
- b. Sign up all of us who wished to be CLOUD members;
- c. Elect the Management Committee, including chair, treasurer and secretary, and up to 6 other members. (The constitution allows for a maximum committee of 9.)
- d. Confirm the establishment of an expert working group to examine, especially, housing demand and transport issues.

a. Tony Breakell, who had prepared the draft constitution which had been circulated to all who had attended the last meeting, outlined how the constitution had been drafted. As we are a small voluntary organisation, a model constitution, based

on one funded by a Heritage Lottery Fund grant as suitable for small organisations, was chosen. He had deleted some clauses, such as the ownership of property, which did not apply to CLOUD.

Discussion: It was raised from the floor that this constitution, for an unincorporated organisation, contained insufficient safeguards for members who would be liable for debts incurred by the organisation. Tony Breakell replied that all financial decisions would need to be approved in advance by a general meeting of CLOUD members and that (as explained under Item 9 on the agenda) CLOUD members would not be financially at risk because the Management Committee would not be able to incur debts.

The meeting agreed by vote to conclude discussion on financial safeguards. The meeting then voted and approved the Constitution.

b. All those present were invited to become members of CLOUD, and membership lists were circulated for people to sign.

ACTION: The Treasurer, Tony Breakell. To make membership forms available on the CLOUD website, so anyone not present at this meeting can still join.

c. The election of CLOUD Management Committee. Nominations for the Management Committee had been invited when the agenda was circulated via the CLOUD mailing list on 5 October 2017 **either** in advance **or** at this meeting. The following nominations had been received:

Chair: Stephen Constantine

Proposed: Anne Windsor. Seconded: Tricia Jackson

Treasurer: Tony Breakell

Proposed: Helena Dixon. Seconded: Val Purnell

Secretary: Rosie Morgan

Proposed: Abi Mills. Seconded: Deborah Otway

Management Group

IT, Web and Communications: Mary Breakell

Proposed: Janet Rogerson. Seconded: Phil Ternouth

Scotforth Representative: Deborah Otway

Proposed: Abi Mills. Seconded: Rosie Morgan

Burrow Representative: Mark Salisbury

Proposed: David Brown. Seconded: Joyce Pollard

Other Management Group members

Phil Ternouth. Proposed: Mary Breakell. Seconded: Tony Breakell

Sally Salisbury. Proposed: Joyce Pollard. Seconded: David Brown

No other nominations were made. Those nominated accepted their nominations. All those nominated were duly elected by a show of hands. One vacancy remains, and it is proposed to approach another CLOUD supporter to fill this vacancy.

d. Expert Working Group

It was agreed at our August meeting to set up an expert group with experience of planning matters and this is now embedded in the constitution under Clause 7d. This group has already met on several occasions.

Three CLOUD supporters had offered their services in August, and a fourth has since joined the group.

Phil Ternouth, background in local government and changes in traffic and land use: to fashion the questions to determine how thoroughly these issues had been researched by the Planning Department.

Peter Quick, a qualified solicitor and member of the Law Society's planning panel: to provide background from public sector point of view.

Cathy Garner, Fellow of Royal Statistical Society, with expertise in housing, especially social housing.

Tony Blendall, a qualified surveyor with useful experience of local authority housing development.

The meeting was asked if any other experts wished to offer their services and none came forward. The meeting welcomed the appointment of this expert working group.

Agenda Item 2: Report on BBC Radio Lancashire interview.

The Chair, having thanked Phil Ternouth for the interview he gave on Radio Lancashire on 4th October, invited him to report. The interview was extremely valuable for the questions it raised regarding where people will work, since without knowing this it is impossible to complete trip generation calculations which are vital to knowing the impact upon traffic of Bailrigg Garden Village. There is a link to the

recording of the interview on the CLOUD website: <https://www.cloudbgv2017.co.uk/>. This is a further step in CLOUD's ongoing media campaign.

Agenda Item 3: Lancaster City Council drop-in sessions (4-16 October) on the design of the proposed Bailrigg garden village.

Several CLOUD supporters attended one or more of these sessions, and the Chair invited comments. Comments from the floor included:

1. The assumption was that BGV would go ahead and we were only being asked what it should look like.
2. Vagueness of responses in response to questions requiring firm technical information. No idea what transport network would look like.
3. Young and inexperienced staff present; a public relations, box-ticking exercise.
4. Links with university are unclear and need clarification, though it was felt it was too late to stop the Health Innovation Campus.
5. Doubts were raised about the security of the supposed area of separation between Galgate and BGV on west side of railway.
6. Councillor Erica Lewis stressed that the Local Plan involved several infrastructural parts, and that the County Council itself can no longer build new schools. Other bodies will decide on transport infrastructure etc.
7. In answer to a question, whether we would face unregulated housing development if we do not get the garden village, Councillor Lewis stated that if the Council approved the area for housing development then housing might still go ahead.

Agenda Item 4: CLOUD working group on housing demand and transport issues.

The Chair invited Phil Ternouth to report on what the expert group had been considering. He explained that the group were drawing up a series of detailed questions to put to the Council Cabinet and local planners. The direction of those questions is crucial. It was vital not to make proposals to local planners but rather to ask the hard questions. The Chair thanked Mr Ternouth for his report.

Agenda Item 5: Proposal to commission a paid expert to further challenge the local plan.

Previous CLOUD meetings had discussed the need to challenge the figures in the Turley report. A significant number of people highlighted this issue in their responses to the March consultation on the local plan and more recently. We had raised this issue and its implications for BGV in the address to the Council on 12 April 2017.

Councillor Tim Hamilton-Cox recommended that CLOUD should engage an expert consultant to challenge the population projections on which the Lancaster District Plan, and with it the Bailrigg Garden Village, are based. These numbers are contained in the Turley Report (2015) commissioned by the Council. Councillor Hamilton-Cox explained the background to the Turley numbers, showing that Turley made assumptions on projected population numbers, the size and age of workforce, and the job market. These numbers underlie the Local Plan, and he argued that a credible challenge needed to be presented in an objective and professional report. He proposed that Neil MacDonald of NM Strategic Solutions Ltd is an independent advisor and commentator on housing demographics. Over the last 10 years he has been advising and worked within the Department of Communities and Local Government. His CV means he is respected by Councils as he has worked in their world. He would produce an objective evidence-based report on future employment prospects and population numbers, in the light of Brexit, for example, and, among other matters, of overseas student numbers. The cost of commissioning this work would be £3,000.

This proposal was given serious consideration by the meeting, and several points were made and debated in response.

The issue of simply submitting residents' objections to the Turley numbers rather than buying in an expert was raised. This had been done during the local plan consultations, but Turley numbers were still accepted. Councillor Hamilton-Cox confirmed that an audit of the Turley numbers had been rejected by the City Council, even though other City Councils had carried out such reviews when there had been doubt over the numbers.

The discussion then focused on whether at this stage CLOUD could support the hiring of Neil Macdonald. Phil Ternouth's view was that it was a case of when rather than if a paid consultant would be used. He suggested that CLOUD should use its existing experts for the challenge to the Council in December and reserve Neil Macdonald for the public inquiry late in 2018. This would give time to raise the money needed from voluntary donations by CLOUD members. It was also suggested that since Friends of Denny Beck were also looking for similar expert assistance we should explore the possibility of sharing the cost.

Peter Quick added that an awful lot of work has been carried out already by CLOUD, and he was very impressed with what had been done. Peter said he did not like the idea of hiring a consultant to produce a report prior to the Council meeting in December, but it would be worthwhile to have such an independent report to present

to the Planning Inspector next year. Peter confirmed he would also be happy to speak as a legal expert in front of the Inspector.

Action

CLOUD Management Committee and the Expert Group to explore the Neil Macdonald proposal with Tim Hamilton-Cox and make recommendations to the next CLOUD general meeting.

Agenda Item 6: Ward Field Farm land development proposal.

The Parish Council had objected to this proposal, and it was agreed that CLOUD as a group should also object on the grounds of existing Main Road flooding from the River Conder, concern over ribbon development, existing A6 congestion, and because Galgate primary school is already full.

Action

The Secretary, Rosie Morgan, with the approval of the meeting, would write a letter setting out these objections.

Agenda Item 7: Preparations for 20 December 2017 Lancaster City Council debates on our petition against Bailrigg garden village and on the Local Plan, and lobbying of city councillors.

a) The Chair outlined the timetable relating to Bailrigg Garden Village and the Local Plan.

4-16 October, Drop-in Sessions on Bailrigg Garden Village now being digested by Planning Office, and responses possibly, or possibly not, being fed into revising the Bailrigg Garden Village part of the Local District Plan.

Late October, revised Local District Plan published.

Tuesday 5 December 2017, 6.00pm Lancaster Town Hall, revised Local Plan goes to LCC Cabinet.

Wednesday 20 December 2017, 6.00pm Morecambe Town Hall, full Council debates, possibly modifies, and decides on the Local Plan, and the final version is subsequently published.

Late 2018, it is expected that a Planning Inspector will be appointed to examine the plan.

2019, Council adopts a finalised local plan.

Discussion

The meeting considered how to prepare for the forthcoming Council deliberations and particularly the 20 December meeting. This will involve raising with councillors the many difficult questions which need to be addressed by Council before decisions can or should be made. The following points were made:

1. A letter writing campaign to **all** Lancaster City Councillors, north as well as south of the river, is vital. Letters should also be sent to Janice Hanson, Cabinet member responsible for planning, and to Eileen Blamire, Leader of Lancaster City Council. Names and addresses of all councillors are on the CLOUD website: <https://www.cloudbgv2017.co.uk/>
2. It was especially important to refer to questions not answered in the drop-in sessions.
3. Abi Mills, City Councillor for Scotforth West, recommended that as many people who can attend at the beginning of the council meetings the better. A big presence can make an impact. It was agreed that lifts to help people get to Morecambe Town Hall would be made available.
4. Charlie Edwards, County Councillor for Morecambe South referred to the realities when too many houses are built without good infrastructure – houses in his area are now at flood risk.
5. Councillor Charlie Edwards proposed a constitutional amendment, to indicate CLOUD's objections to unnecessary developments elsewhere in Lancaster, not just BGV. The meeting agreed that the wording of Clause 2 in the constitution, concerning 'Aim', should be amended after the words 'Bailrigg garden village' to include the phrase 'and, where we judge it is appropriate, to help other local action groups objecting to other unnecessary developments'.

ACTION: The Treasurer, Tony Breakell, to amend wording of constitution as agreed at the meeting.

6. All were agreed that the issues behind Bailrigg Garden Village and the Local plan are cross-party, and not party political issues.
7. The Chair proposed that we wait until the revised Local Plan is published in late October, and then all CLOUD members (and any other supporters) must respond to it, with our expert group providing key questions to be asked. Perhaps as follows:

(1) CLOUD committee submits comments on this revised plan in messages to all Lancaster City Councillors on behalf of our members.

(2) Individual members write **at least** to their own city councillor and preferably to all, using, if they wish, one or more or all of the points raised in the

CLOUD committee submission (which would be available on the website), but using own words. He also recommended one letter per person, even if two or more were living at the same address. The number of letters matter, but the wording should be varied.

(3) The Chair also reported that a CLOUD representative will again be allowed to give a 5-minute speech to councillors on 20 December, and preparations will shortly be put in hand. (We also now understand from a Council official that related material can be distributed to councillors ahead of that meeting, and the Management Committee will consider what to supply).

Agenda Item 8: Spreading awareness of the issues surrounding the garden village and growing CLOUD membership.

Turnout at this meeting shows the growing level of unease about Bailrigg Garden Village, but we have a long way to go. The Boot and Shoe meeting in August had 70 or 80 people present, yet the January petition had 300 signatures, so we have not yet recruited all of those signatories to CLOUD. There are also 136 people on our newsletter database. There are about 19,000 people aged over 18 in the Ellet, Uni & Scotforth Rural, Scotforth East, and Scotforth West wards, corresponding roughly to the 7,000 addresses to which we had the flyer delivered in August.

The meeting was asked for suggestions on increasing membership.

Discussion

a) Rosie Morgan, Secretary, asked whether we needed a Facebook Group and a Twitter account for CLOUD. There was a general feeling in the meeting that using social media was very important to raise the visibility of CLOUD across Lancaster, especially among younger generations.

Mary Breakell expressed the importance of the work which Shaun Corkerry had done building up the Galgate Community Action Group Facebook page since February. She concluded that a CLOUD Facebook would complement rather than compete with the Galgate Facebook, and that she would continue to post and would cross-post between the two sites. The link to the Galgate group would remain on the website, but the official direct link would go to the CLOUD group.

b) It was agreed that a membership form should be made available on the website, so that anyone can download it to join CLOUD, and those present should encourage friends and neighbours to join. It was also agreed that people who did not want to join CLOUD but who wished to support our activities would learn of them

from the CLOUD website and, if we had names and email addresses, they would be included on our mailing list.

c) It was agreed that we should, by invitation, build up a list of volunteers to help distribute future leaflets.

Action: It was agreed that Mary Breakell should set up a CLOUD Facebook group and Twitter account, and put a membership form on the CLOUD website.

Agenda Item 9: Fund raising.

The Treasurer, Tony Breakell introduced the matter of raising funds to cover expenditure agreed by CLOUD members

a) The meeting was asked to vote on whether to charge a membership subscription fee or rely on voluntary donations. The meeting agreed to rely on voluntary donations. It was also agreed that no work could be commissioned or expenditure undertaken until sufficient money had been raised, so no debt would be incurred by CLOUD.

b) The Treasurer reiterated the assurance given earlier by the Chair that the CLOUD Management Committee would only incur expenditure on items which had (i) already been approved by CLOUD members at a general meeting and (ii) after sufficient funds had been built up in the CLOUD bank account to cover the costs involved.

c) The Treasurer explained that, now the constitution had been approved, we can open a bank account for CLOUD and this will enable donations to be paid in. Details will be on the website once this has been arranged.

c) Members of the informal group which had prior to this meeting managed CLOUD operations had already incurred expenditure.

1. UK Leaflet Distribution (UKLD): £948 on the August leaflet drop to get the campaign started. UKLD handled the printing via EWS colour print. This was made up of (a) bulk printing of 7500 leaflets for £570 (VAT free) including 500 free for hand distribution, and (b) distribution by the company of 7000 leaflets @ £45 per 1,000 cost £378 (including VAT).

£570

£378

TOTAL £948

2. Print Room Lancaster University: £39 on recent laminated posters and 300 leaflets to advertise this AGM meeting.

The meeting agreed that individuals should be encouraged to donate whatever sum they wished to contribute to this personal expenditure, once a CLOUD bank account has been created.

Agenda Item 10: Any Other Business.

There was no other business. The meeting was closed at 9.30pm.

Agenda Item 11: Date of next meeting. To be determined, and CLOUD members and other supporters to be informed.

(Note: The Constitution, as amended at the meeting, will be available on the CLOUD website at <https://www.cloudbgv2017.co.uk/minutes>.)