

Dorchester Area Community Land Trust

Minutes of the DACLT board meeting held on Tuesday 21st February at 5.30pm via Zoom Meeting

Board Present: Alistair Chisholm (AC), Ian Gosling (IG), Theo Hawkins (TH), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM)

Also Present: Emma Scott (ES), & Paul Derrien (PD)

Administration: Paula Harding (PH) – Minute Clerk

1) Apologies

Apologies were received from Barry Thompson and Nigel Reed. Steve Watson joined the meeting at 6pm

2) Declarations of Interest

There were no declarations of interest made.

3) Minutes of the Board meeting held on 18th October 2022

There were no amendments proposed. The minutes were agreed by those present and signed as a true record of that meeting by the Chairman.

4) Matters arising not covered by other Agenda items

i) Tony Foot

IG reported that Tony had now missed more than 3 meetings without sending his apologies or having valid reason. Both IG and AC have tried without success to contact him regarding his Directorship of the DACLT and so it was agreed, by those present, that he should be formally removed from the board.

IG is to write to Mr Foot and inform him of the decision made. He will also ask, within this letter, whether Mr Foot knows of anyone who could be approached to become a DACLT Director and represent the views of local property agents on the board.

FM is to make a note within the accounts that his Directorship was formally ended on the 21st February 2023.

TH noted that Mr Foot was never included as a director on the website so no action is required to remove him from there.

5) Membership applications

One new membership application was received requesting 15 shares. The application was from Mr Michael Goff who resides in Bournemouth but has contact with Dorchester via board member Barry Thompson. All agreed to accept Mr Goff as a member.

IG to complete the required entries into the membership register and issue the share certificates.

6) Treasurers report

FM reported that the bank balance stands at £16,856. The only expenses since the last meeting are those to Alacrify for the annual website fee and the usual monthly domain charges.

Ian Gosling

Felicity McLaren

Ian Gosling

7) Progress on the S106 Agreement and the planning application for the Tennis Court Development

TM reported that the S106 is complete and that this will be signed off and attached to the planning permission when granted. PD has a copy of the draft agreement if anyone wishes to see it.

The nitrate issue is still yet to be resolved and the legislation being brought forward as part of the levelling up bill in April will not, as expected, resolve the hold on planning permission decisions for Dorset Council.

The levelling up agreement will only include sewage plants which serve 2000 households or more. The ones in the Dorset Council area, related to the affected waterways, are below this threshold. Dorset Council has appealed to the Secretary of State to have this threshold lowered but no response has been received as yet.

PD again apologised for the delay and added that this site was not the only CLT site across Dorset, Devon and Somerset that had been caught up in this embargo on planning permissions.

It is expected that the requirement to mitigate the nitrate levels will fall back to East Boro/Aster Housing Associations. The suggestion is that they could improve housing stock elsewhere in their portfolio and transfer the credits to the Tennis Court site to allow the planning permission to be granted, although this has not yet been agreed. There is a proposal that housing associations in general could put flow restrictors on water inflow to their current properties which would be the most cost-effective way of getting the nitrate credits required for new developments, but there is currently no detail about how much this would contribute.

PD reported that Aster is working on a consultant report to show the levels of nitrate mitigation that they can incur by installing flow restrictors and as soon as this is available it will be forwarded to the planners.

AC asked if the archaeological works could begin on the site before planning permission is granted. TM reminded the board that it had been agreed by the Archaeological Team at Dorset Council that no separate works were required and that they would be happy to hold a watching brief during the excavation for the footings.

PD reported that the Head of Term for access to Trinity Street Car Park between the DACLT and the Car Parking team are in progress. A meeting on site was held and the requirements are now understood by both parties.

8) Other potential development sites

i) Site X – Dorchester

There was no update yet on this potential site IG is to follow up this week.

ii) Garfield Avenue

PD reported that this site is about to go to market with a guide price of around £225,000. He stated that the Council was under pressure to get best value for any sites it disposes of. The value may not however be in monetary terms. PD has put an expression of interest on the site for the DACLT.

iii) Site Y – Dorchester Area

A meeting has now been held with the land owner and the chairman of the Parish Council covering Site Y. They are interested in exploring development with the DACLT in this area, but need to discuss this further before the location is to be made public.

iv) Dorset County Hospital

The next set of planning permission for the redevelopment of the hospital site has been approved. TM is to contact them again as requested to ask if the DACLT can assist with the affordable housing element of the next stage of development.

v) Princes House / Retail units.

IG reported that a new application had been submitted for more residential conversions on this site.

6pm - SW arrived at the meeting**Addition to item 7 above:**

SW reported that East Boro are in the process of appointing a solicitor to work on the remaining legal documents and will contact the DACLT solicitor (Excello Law) as soon as they have someone in place.

SW also confirmed that Aster is in conversation with Dorset Council to agree on how many nitrate credits would be required to allow the planning permission on this site to be granted.

vi) Dorchester Police Station

IG is to follow up with the Police and Crime Commissioner about their plans for the site and whether the DACLT can assist.

9) Website

TH reported that there are still a few minor changes that need to be made but that the majority of the website is now correct. He asked that the Directors check the website and let him know if they are aware of anything that needs amending.

10) Any other businessi) Future Meetings

It was agreed that unless urgent matters arise or the nitrate issues are resolved the meeting in March would be cancelled.

It was therefore noted that the next meeting would take place on 18th April 2023 in the Magistrates room at the Corn Exchange, unless otherwise instructed by the Chairman.

The meeting closed at 6.15pm.

**DACL
directors**