

Dorchester Area Community Land Trust

Minutes of the DACLT board meeting held on Tuesday 20th September 2022 at 5.30pm via Zoom Meeting

Board Present: Alistair Chisholm (AC), Theo Hawkins (TH), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM) and Barry Thompson (BT)

Also Present: Steve Watson (SW) & Paul Derrien (PD)

Administration: Paula Harding (PH) – Minute Clerk

1) Apologies

Apologies were received from Ian Gosling (IG), Emma Scott (ES) and Nigel Reed.

2) Resignation of Director

Lynda Kiss resigned as a director on the 21st July 2022. This should have been noted at the meeting in August but was omitted from the proceedings in error. The board thanked Lynda for her time as a director.

3) Declarations of Interest

There were no declarations of interest made.

4) Minutes of the Board meeting held on 25th August 2022

The minutes of the Board meeting were approved with no amendments.

5) Minutes of the AGM held on the 25th August 2022.

A draft of the minutes had been circulated to the board and no amendments were proposed. They were taken to be a true and accurate record of the meeting pending formal approval at the next AGM. It was agreed that they would be placed on the website marker as a 'DRAFT' until then.

6) Membership applications

IG was not in attendance and no new memberships were presented to the board on his behalf.

7) Treasurers report

FM reported that the bank balance stands at £17,016.

The only expenses since the last meeting are those of website hosting.

FM has contacted the accountancy company recommended by SW and is waiting for them to send a quote for the requested work.

8) Progress report on the Section 106 (S106) Agreement and the planning application for the Tennis Court /West Walks site.

NR has sent an update stating that the timescale for the project would be reviewed once the S106 was signed and in place. The S106 agreement is currently with Steve Farnham at Porter Dodson Solicitors acting on behalf of Dorchester Town Council. SW reported that he is not aware of any major issue preventing this document being signed off. The Heads of Term (HoT) should then be a formally adopted after the S106 is signed.

The planning permission may still take time to be granted after the S106 and HoT are completed as there is no framework in place yet for the nitrate mitigation into Poole Harbour.

PD reported that Government Guidance has been released this week suggesting that the delay will be resolved by April 2023, however this is a lengthy amount of time for no planning permissions to be decided. SW feels that it is likely that the developers will be asked to make a mitigation payment, however if Aster/East Boro are asked to improve their housing stock prior to permission, instead of a financial penalty, then the situation may take longer to resolve.

PD will start to arrange meetings with the Dorset Council car parking teams and East Boro development team on the basis that the site will receive planning in the near future. It was agreed that there should be at least 1 DACLT Board representative at these meetings to reinforce the fact that this is a community project. TM and FM were nominated to attend if possible. They are likely to be on line to begin with, however site meetings will be preferable once the project gets closer to breaking ground. PD will let TM and FM know when the meetings are to be held.

9) Other potential development sites

i) 50 South Street – Dorchester

TM has written again to National Westminster bank requesting that they consider donating the site to the DACLT as despite their promises to send the property to auction it was still unsold and unoccupied. AC asked if the Dorchester Development Trust may be a good partner to make that development happen, if the building was granted to the Trust. It was acknowledged that there could be potential for partnership working but it would depend on how the property was to be used with regard to the Commercial/residential split.

ii) Site X – Dorchester

There was no update yet on this potential site as IG was not present at this meeting.

iii) Garfield Avenue

TM is to follow up with Cllr Les Fry about whether this site is any nearer being sold/granted to the DACLT. She will also follow up with the new Head of Assets at Dorset Council, Mr Peter Hopkins.

iv) Site Y – Dorchester Area

The Board have been notified of a potential new site on the outskirts of Dorchester. It was agreed that TM and TH should meet with the landowner to discuss the possibilities of the DACLT obtaining the site for affordable housing development. It was agreed that details of this site would at this time remain confidential to the Board, and known as Site Y, until the landowner is comfortable with the information being made public.

10) Website

TH is to update the website with the dates of future meetings, PH to supply these and the agreed minutes from the July and August meetings as well as the draft AGM minutes for uploading. He will also remove the profiles of directors who have resigned.

Paul Derrien

Tricia Mitchell

**Tricia Mitchell
and Theo
Hawkins**

11) Any other businessi) Future meetings, 'in person' versus 'virtual'.

BT and AC both express concern that connection to Zoom meetings from their locations are not consistent and that they would prefer face to face meetings in the future. TM agreed that face to face is always better however it is difficult to get all of the advisors to every meeting due to having locations other than the Dorchester Area.

It was suggested that future meetings could be of a hybrid nature with those who were unable to attend in person doing so via a video Teams/Zoom link. TM reported that the Dorchester Civic society currently held hybrid meetings and that she would try to find out what hardware was required to do so. TH/SW suggested a product called an OWL which moves around 360 degrees to allow those not present to see and hear those who are speaking around the physical meeting table. Quotes for the purchase of equipment to make this happen are to be brought to the next board meeting.

It was acknowledged that holding a hybrid meeting would of course rely on a stable internet connection at the physical meeting venue and the provision of a laptop/ tablet to link the camera to and launch the Zoom/Teams call. The DACLT does not currently own any computer hardware of its own.

ii) Additional Board Members

TM felt that additional board members were required following the resignation of Lynda Kiss and the non-attendance of Tony Foot since the end of last year. All board members were asked to consider whether they know anyone with the required skill set who the board could approach to become a director.

12) Future Meeting dates

Future Meeting dates were scheduled as follows:

October 18th

November 15th

December 20th

There being no other business the meeting closed at 6.20pm with notice that the next board meeting would be held on Tuesday 18th October in person in the Magistrates Room at the Corn Exchange.

**Theo
Hawkins/Steve
Watson/Tricia
Mitchell**