

# Dorchester Area Community Land Trust

## Minutes of the DACLT board meeting held on Tuesday 12<sup>th</sup> April 2022 at 5.30pm via Zoom call.

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

Also Present: Steve Watson (SW) – Wessex CLT  
Paul Derrien (PD) – Dorset Council Housing Team  
Nigel Reed (NR) - East Boro Housing Trust  
Emma Scott – Dorchester Town Council

Administration: Paula Harding (PH) – Minute Clerk

### 1) Apologies

Apologies were received from Theo Hawkins, Tony Foot, Ian Gosling and Lynda Kiss (Ian managed to join the meeting at 6.10pm)

### 2) Declarations of Interest

There were no declarations of interest made.

### 3) Minutes of the Board meeting held on 15<sup>th</sup> March 2022

There were no amendments proposed and the minutes were signed by the Chairman as a true and accurate record of that meeting.

### 4) Update from East Boro Housing Trust

NR updated the meeting on the position of East Boro Housing Trust with regard to the Tennis Court/West Walks site.

The East Boro Board considered the request for them to act at the Registered Provider (RP) for the DACLT at their last meeting. Overall, their board was happy that this partnership would be a good idea, however were concerned about the size of the proposed flats. It was therefore decided that they would only agree to work on this project, with DACLT, if the size of the properties was changed.

Their concern was that flats of the size currently proposed would be difficult to manage in the future, however larger flats would be easier to market and allow a larger group of those in need to apply to rent them.

NR and SW worked with the architects to see if they could re-configure the flat sizes and they are happy that they can make 12 of the flats larger by 5 square metres each with the remaining 3 still being the pocket living size of 37 square metres. This would give 5 flats on each floor ( 4 large and 1 small).

The cost analysis on this new configuration still works on a social rent basis and will now be supported by the East Boro Board, if the DACLT agree to the changes.

<p>Concerns were raised that new planning permission would be required due to the amended plans. PD was confident that this would not be the case as all that was changing was the internal configuration, however he agreed to check with the Planning officer for the site.</p> <p>ES was asked whether the Town Council would have any objections to the change in flat sizes and internal configuration. She acknowledged that the Town Council would be happy, providing there was no additional delay to the planning permission process.</p>	<p><b>Paul Derrien</b></p>
<p><b><u>Resolution</u></b> That the internal plans for the Tennis Court/West Walks site be amended to include 4 larger flats and 1 smaller flat per floor, subject to there being no additional delay to the planning permission process.</p> <p><b>ALL PRESENT AGREED</b></p>	
<p>NR and SW are to confirm with the architects that this new configuration has been agreed and request that they draw up the amended plans. Checks are also to be undertaken by PD to ensure that there will be no additional delays to the planning process as a result of these changes.</p> <p>NR to get the amended plans to PD as soon as possible. NR has agreed advance funding on this matter to ensure that the architect fees are covered for the new drawings.</p> <p><u>5) Progress report on the S106 Agreement and the planning application for the Tennis Court /West Walks site.</u> The S106 document has been agreed by all outside parties and has now gone back to the DACLT solicitor. Becky Smyth is currently on leave, but is expected to contact TM to ask for any changes to be accepted by the DACLT board when she returns. Once this is done it needs to be returned to PD as soon as possible.</p> <p>There maybe a potential further delay to the planning permission decision which is out of control of Dorset Council. This is a result of Natural England requesting that all planning permission decisions are halted until the applicants can prove how they will mitigate nitrate run off from the properties they propose to build. The nitrate levels are too high in Poole Harbour and this is affecting the ecology of the water systems, Dorchester waterways are part of the tributary system which runs into Poole Harbour. PD will update the DACLT as soon as he knows what will happen, however it is anticipated that this could add at least a further 2-3 week delay to the planning permission process.</p> <p>NR is to contact Peter Bellamy re the archaeological survey. NR is talking to Simon Parker from the Car Parking team at Dorset Council regarding access to the potential development site. NR is to contact the facilities team from the flats adjacent to Trinity Street car park to establish access to the drainage system which is on their private property. TM to give him the contact details.</p> <p>NR left the meeting (6pm)</p>	<p><b>Nigel Reed/ Steve Watson/ Paul Derrien</b></p> <p><b>Becky Smyth/Tricia Mitchell/Paul Derrien</b></p> <p><b>Nigel Reed/Tricia Mitchell</b></p>

<p><u>6) Matters arising from the last minutes</u> There were no matters arising that were not already on the agenda for discussion.</p> <p><u>7) Membership applications</u> None had been received since the last meeting.</p> <p><u>8) Treasurer's report</u> FM reported that the bank balance was £17,940.</p> <p><u>9) Other potential sites</u> <i>i) Dorset County Hospital (DCH) redevelopment</i> No response had been received from e-mails sent to the DCH development team. TM is to formally write once she returns from holiday, to request a meeting. PD has been speaking to the team who are looking at the key worker accommodation provision, but this is through a private investment company so they may not want to work with the DACLT.</p> <p><i>ii) Garfield Avenue</i> TM has not heard from Cllr Fry since the last meeting. PD is to follow up on this site with the new Director for Assets at Dorset Council, Peter Hopkins. SW asked if PD thought that Dorset Council would accept modular housing on this site if they were to allow DACLT to take it on. PD suggested that this would be a perfect site for this kind of development and quick to construct.</p> <p><i>v) Dorchester Town Council – management committee</i> There is still no clarification on the proposed site that DTC are considering for affordable housing. ES is to continue to follow up.</p> <p><u>10) Website</u> No update at this meeting. PH confirmed that she had sent all of the confirmed minutes to TH to add to the website at his convenience.</p> <p><u>11) Any other business</u> IG reported that he had spoken to Chris Loder MP about the importance of the work that the CLT was trying to do in Dorchester and that we should invite him to attend a meeting in the future (maybe the AGM).</p> <p><u>12) Future Meeting dates</u> Future Meeting dates were scheduled as follows: May 17<sup>th</sup> June 21<sup>st</sup> July 19<sup>th</sup> August 16<sup>th</sup> September 20<sup>th</sup> October 18<sup>th</sup> November 15<sup>th</sup> December 20<sup>th</sup> There being no other business the meeting closed at 6.30pm with notice that the next meeting would be held on Tuesday May 17<sup>th</sup> 2022 at 5.30pm. This meeting would be held in person in the Council Chamber at the Corn Exchange, Dorchester.</p>	<p><b>Paul Derrien</b></p> <p><b>Emma Scott</b></p>
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