

Dorchester Area Community Area Land Trust

Minutes of the Board meeting held on Wednesday 13th November 2019 at 5.30pm

Present: John Christmas (JC), Ian Gosling (IG), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM), Andy Stillman (AS) and Barry Thompson (BT)

Also present: Emma Scott

Administration: Paula Harding – Minute Clerk

For Action

<p><u>1) Apologies</u> Apologies were received from Paul Derrien, Steve Watson, Lynda Kiss and Natasha Lummes.</p> <p><u>2) Declarations of Interest</u> There were no declarations of interest made and the Chairman reminded those present that they could make a declaration throughout the proceedings if required.</p> <p><u>3) Minutes of the meetings held on 16th October 2019</u> The minutes of the meeting held on the 16th October 2019 were agreed as a true and accurate record of that meeting and signed by the Chairman.</p> <p><u>4) Matters arising from the last minutes</u> There were no matters arising that were not already listed on the Agenda for later in the meeting.</p> <p><u>5) Update on contracts with Places for People (PfP), Dorchester Town Council and other parties.</u> TM reported that both the transport and diversity reports are now with the Planning Authority waiting for the application to be registered which should take place in the few days. When the planning application has been registered, PfP will forward the application number and this will be added to all the press release material before it is sent out.</p> <p>IG reported that the solicitors from PfP are working on the file and that things are still progressing.</p> <p><u>6) Update on preparation of building programme with Places for People (PfP),</u> There is nothing further to report</p> <p><u>7) Developments on preparation of the planning application</u> AS stated that if a person wishes to speak at any future planning decision meetings about a planning application, they need to have made a comment to the Dorset Council regarding the application. He encouraged everyone to make a comment so that they could address the planning committee if they wish to. The Local Plan has now been delayed until 2024 as the Dorset Council has found it is unable to merge all of the current plans for each previous District. The new plan will be a countywide one for the new Council.</p>	
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PD who attended a meeting with Angus (PfP) and the Car Parks, Assets and Estates team at Dorset Council. He reported that the meeting was positive and that they were willing to work with the DACLT to come to an agreement over the car parking spaces needed once the build phase begins.

The Dorset Council team has now gone away to calculate the compensation they would require for loss of car parking during that time.

Paul Derrien

8) Potential new projects. Meeting with Councillor Ferrari and Dorset County Hospital.

i) Councillor Ferrari

Members from the DACLT board met with Councillor Ferrari this morning. He is the portfolio holder for Finance, Commercial and Assets for Dorset Council.

TM reported that Cllr Ferrari is open to suggestions of how the Dorset Council can work closer with the DACLT. The assets team are compiling a list of assets and needs for the area and trying to assess what the needs will be in 5 year's time. Anything surplus to requirements will then be disposed of.

The assets that are surplus could be sold on the open market but the Council will try to balance up the asset value with the social value. If the social value is higher than the monetary value to the Council they may consider transferring the asset to the DACLT for development.

Tricia Mitchell

Cllr Ferrari asked that the DACLT write to him to state what the Trust is looking for in terms of asset size, type and reason (e.g.: community asset or housing). He will then forward this to the teams looking at the rationalisation of the Dorset Council land and buildings. Tricia Mitchell is to write to Cllr Ferrari on behalf of the trust.

ii) Dorchester Arts

TM is also to write to Mark Tattershall - Dorchester Arts, enquiring whether there is any land around the proposed Arts Centre that the DACLT could assist with developing.

iii) Dorset County Hospital

JC reported on the meeting with the Executive Team at DCH.

They had not been aware of Community Land Trusts before but were very interested in working with the Board if possible. They asked for suggestions about how we could work together and how we could add value to the DCH Development project.

Steve Watson and Paul Derrien.

JC was not sure whether Homes England would provide grants to sites which are leasehold, but it was agreed to ask SW and PD to look into this.

The housing part of the DCH development project is Phase 3 so not planned to start for 3-4 years.

iv) Other properties

- a) 40 High West Street has already been refurbished and is up for rental.
- b) The Old Gas Works is owned by a development company in Essex. TM is to write to them and see if they would like to discuss the site with the DACLT.

<p>c) Monkton Park – both properties are now sold, no news about the field at the rear.</p> <p>d) 50 South Street – (Old) Nat West Bank. This site is potentially to be sold in the new year. TM has contacted the auction house that processes the property disposals for Nat West in the South and asked that he contacts us if it is up for sale.</p>	
<p>9) Membership</p> <p>No new memberships have been received since the last meeting.</p>	
<p>10) Treasurer's report</p> <p>The Treasurers report had been circulated prior to the meeting.</p> <p>FM asked if board members could let her know when expenses were due to be paid so that she could put together a list of proposed payments and timescale. If quotes have been received and agreed, the board members responsible for those areas should forward those as well.</p>	
<p>11) Any other business</p> <p>AS suggested that for any new projects the DACLT need to develop and agree a financial process so that the Treasurer can make agreed payments as required. All were in favour of this.</p>	
<p>12) Next meeting</p> <p>The next meeting will be held at 5.30pm on December 10th in the Council Chamber, Corn Exchange, Dorchester.</p> <p>There being no other business the meeting closed at 18.40</p>	