

Dorchester Area Community Area Land Trust

Minutes of the Board meeting held on Wednesday 15th January 2020 at 5.30pm

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

Also present: Paul Derrien (PD) – Dorset Council, Emma Scott – Dorchester Town Council

Administration: Paula Harding – Minute Clerk

For Action

1) Apologies

Apologies were received from Steve Watson (SW).

2) Declarations of Interest

There were no declarations of interest made and the Chairman reminded those present that they could make a declaration throughout the proceedings if required.

3) Minutes of the meetings held on 11th December 2019

The minutes of the meeting held on 11th December 2019 were amended as follows:

Item (10) 2nd paragraph. "PfP need to be asked whether they will be covering the section 106 legal costs for DACLT".

Following this amendment, the minutes were agreed as a true and accurate record of that meeting and signed by the Chairman.

4) Matters arising from the last minutes

There were no matters arising that were not already listed on the Agenda for later in the meeting.

5) Update on the contracts to be entered into with PfP, Dorchester Town Council and other parties.

The lawyer for PfP has been off sick, but has now returned to work. Becky Smyth (BS) is following up all the outstanding queries that DACLT have with PfP.

An estimate of £8 per space, per day, has been quoted as the cost of using part of the Dorset Council Trinity Street car park. PD is to consult with PfP and establish exactly what size compound will be required so that this estimate can be finalised.

JC asked whether the access across the car park for residents had been finalised. PD stated that in principle the Estates team at Dorset Council were happy to permit access but until the building is in situ there would be no need for an official agreement for residents.

IG stated that the PfP lawyer had, as part of the searches, highlighted that the flood risk for the site is considered as 'moderate' and suggests that the risks are explored further. There is no indication whether this will be done.

Paul Derrien

6) Update on preparation of building programme with Places for People (PfP).
There is nothing further to report, pending the planning permission decision and S106 agreement.

7) Developments on the planning application including comments of the Civic Society, extra payment due for bio-diversity study and preparation of the Local Lettings Plan.

Richard Temple is the case officer for the planning application.

The Civic society comments have been circulated. AC and IG noted that whilst they are part of the Civic Society, they were not part of the team responding to this planning application. In general, the Civic Society were in favour of the development but were not keen on the exterior finish of the building.

A query was raised about section Com5 of the West Dorset, Weymouth & Portland Local Plan 2015 which prevents housing development on sports and recreation sites, unless:

Alternative and/or suitable replacement outdoor or indoor provision of equal or better recreational quality or value is provided in a location which is suitable to meet any deficiency in provision, and/or better placed and accessible to the surrounding community it serves, and there is a clear community benefit.

Adrian Stuart, Clerk to Dorchester Town Council, submitted evidence on behalf of the DACLT to the planning authority to support that alternative provision had been already created. This development would not, therefore, be in breach of the Local Plan.

PD had previously issued to the board examples of a local lettings plan and SW had sent the draft lettings plan for the DACLT. PD had also consulted with the Dorset Council equality officer and they were happy that the upper age limit of 35 would not be in breach of the law.

The board were asked to respond to SW directly if they had any minor amendments (grammatical/spelling) that required correction. The following were also suggested as additional clauses to the lettings plan:

- 1) The property should be the occupant's main residence
- 2) No sub-letting would be permitted
- 3) At least one of the those on the tenancy agreement should meet the 'working criteria'.
- 4) A maximum of 2 people would be permitted to live in each flat.

All agreed that PD should forward these to SW for consideration and inclusion in the draft Lettings Plan.

FM questioned whether the final clause relating to mortgagees was required as the properties were all to be for rental. PD explained that as PfP could raise funds against the property in the form of a mortgage this would protect the building from being sold to a private investor. All were happy that this clause remained.

**Paul
Derrien**

<p><u>8) Potential new projects.</u> Top'o'town house has been sold and is to be converted into apartments The Old Print Works in Durngate street is the subject of a planning application for flats.</p> <p><u>i) Land off Kings Road</u> The land is owned by an investment company in Scotland. The tyre company has a lease until 2028. TM has written to the owners but not had a response.</p> <p><u>ii) The Old Gas works</u> TM has re-sent the letter requesting that they consider selling the site to the DACLT.</p> <p><u>ii) Other leads</u> TM and JC met with Matt Piles and have obtained an A1 size map of Dorchester with all of the Council land areas marked. At this stage though he was unable to give them a list of Council land or property that was to be sold. Matt Piles suggested setting up a meeting with the Dorset Council property team, Dorchester Town Council and the DACLT to see if anything could be identified.</p> <p>Graham Carr-Jones is now the Director of Homes Dorset the company previous set up by West Dorset District Council to carry out property development for affordable housing. PD stated that there had been a lot of changes at the Council with most of the original Homes Dorset team no longer working for them. He would try to find out the current position and make the connection between Homes Dorset and DACLT.</p> <p>TM is to write to Rupert Edwards from Mill Street Housing Association to inform him about the work of the DACLT and ask if he knows of any projects which could be jointly undertaken.</p> <p>TM is to write to Tony Foot from Max Gate Properties, to see if there are any long-term empty properties whose owners may be open to working with the DACLT to put back into use.</p> <p>TM to write to Charlotte Townsend of Ilchester Estates to see if they have any land or property in the Dorchester Area which they would consider for a DACLT development.</p> <p>AS reported that there is a strip of land between the two roundabouts at Max gate which could be used for housing. It is believed that this belongs to the Highways agency but that was unconfirmed. TM is to check this with DTC next week.</p> <p>TM has written to the Duchy of Cornwall estates in London to see if they would donate the strip of land from the Football club roundabout to Maiden Castle Road for a DACLT development.</p> <p>TM is to write to the Headmaster at Thomas Hardy school following a suggestion that they may be interested in developing some of their land towards the Castle Park area.</p>	<p>Tricia Mitchell</p> <p>Tricia Mitchell</p> <p>Tricia Mitchell</p> <p>Tricia Mitchell</p> <p>Tricia Mitchell</p> <p>Tricia Mitchell</p>
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9) Membership

No new membership applications have been received since the last meeting.

10) Treasurer's report

FM reported that there had been little change since the last meeting with only the website payment going out.

No further correspondence had been received regarding the extra payment for the Bio-diversity statement.

FM has spoken to the Internal Examiner/Auditor to get the ball rolling for the end of the financial year.

11) Website

Natasha Lummes had not attended a the last three DACLT meetings, nor sent apologies. Attempts to contact her via e-mail have not resulted in a response.

It is understood that Natasha had received the passwords and access details for the website from the previous owner.

TM is to contact Natasha to get the website details. She will also inform her that following her non-attendance without reasonable cause she will no longer qualify to be a Director of the DACLT. All agreed.

It was agreed that the website required redesigning and someone needs to be responsible for the content management and updated. ES is to give TM details of a local website company that she has worked with. FM confirmed that there would be funds in the budget to commission a company/ individual to undertake the required work and would attempt to get three quotes before the next meeting.

12) Any other business

Renewable Energy

The Town Council have requested an update on the renewable energy solutions being considered on the Tennis Court development. Conversations are still ongoing between PFP and Reed Watts, so no details can be given at this stage.

13) Next meeting

The next meeting will be held at 5.30pm on Wednesday 19th February 2020 in the Council Chamber, Corn Exchange, Dorchester.

There being no other business the meeting closed at 7pm

Tricia Mitchell

Felicity McLaren