

Dorchester Area Community Area Land Trust

Minutes of the Board meeting held on Wednesday 16th October 2019 at 5.30pm

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

Also present: Paul Derrien (PD) and Emma Scott (ES)

Administration: Paula Harding – Minute Clerk

	For Action
<u>1) Apologies</u> Apologies were received from Felicity McLaren and Steve Watson	
<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.	
<u>3) Minutes of the meetings held on 18th September 2019</u> The minutes of the meeting held on the 18 th September 2019 were agreed as a true and accurate record of that meeting and signed by the Chairman.	
<u>4) Matters arising from the last minutes</u> TM reported that the DACLT were not successful in their bid for the Cohesive Community Grant. All other matters arising were part of Agenda items to be discussed later in the meeting.	
<u>5) Update on contracts with Places for People (PfP), Dorchester Town Council and other parties.</u> IG reported that PfP are currently appointing solicitors for this project. Once this is done the process of finalising the contracts will move forward.	
<u>6) Update on preparation of building programme with Places for People (PfP), following last Board meeting and final build place and landscape.</u> The build programme will not progress until the contracts have been agreed and this will be delayed until solicitors are in place (see 5 above).	
<u>7) Preparation of the planning application</u> The planning application is due to be submitted tomorrow. There has been a small mis-understanding between PfP and DACLT regarding the application fee required and a further amount of £25 will be submitted to them in the morning by TM; this will allow the application to be submitted with the correct fee. PD has a meeting arranged with the Dorset Council car park team and PfP to discuss the required access to Trinity Street Car Park during building works. There has been a large turnover of staff at Dorset Council and this will provide an opportunity to ensure all parties have the same information.	Tricia Mitchell

<p>PD asked that the planning application reference number is e-mailed to him once the application is submitted so that he can liaise with the planning department and establish who has been allocated the case. He will then ensure that they have all the relevant information regarding the DACLT and the background to the project. TM will do this.</p>	Tricia Mitchell / Paul Derrien
<p>8) Potential new projects. Status of the prison site project AS reported that Stinsford Neighbourhood plan is progressing and that they are hoping to zone areas for development. If this is agreed there would be scope for working with the DACLT in the future.</p>	Becky Smyth and Paul Derrien
<p>TM has written to Woods Ltd regarding the 'Old Gas Works' and whether they would be interested in working with the DACLT to develop the site. Woods replied that the site is being used as a car park and for loading delivery vehicles. Woods did however suggest that the fire damaged building next door was not currently occupied and that the DACLT should consider that site. IG is to ask Becky Smyth to establish who currently owns that site so that an approach could be made. PD also agreed to ask around his colleagues in case anyone had contact details for the owner.</p>	Becky Smyth and Paul Derrien
<p>TM has arranged a meeting on the 7th November with Nicholas Johnson, Dorset NHS Trust, regarding the Dorset Council Hospital redevelopment programme. There are 3 phases to the development with the housing coming last. It is proposed that the DACLT and NHS work together in the affordable element of that phase. AS is to join TM at that meeting.</p>	Tricia Mitchell, Andy Stillman
<p>TM has written to Tony Ferrari, the portfolio holder for Finance and Commercial Assets at Dorset Council to request a meeting, so that he can be briefed on the work of the DACLT and the type of sites that could be considered for development by the Trust. No reply has been received to date.</p>	
<p>The Dorchester Prison site has been re-marketed and it is reported that a sale is currently in progress. No further details will be available until that has been completed by the vendor.</p>	
<p>TM wrote to Avis and Young surveyors in Bristol who are reported to be marketing 50 South Street (the old Whittards building) for Nat West, to see if they would consider a partnership with the DACLT. No response has been received.</p>	
<p>There are other sites in Kings Road and around Greys Bridge which are being investigated, but no further details are available until ownership and suitability have been established.</p>	Tricia Mitchell
<p>TM is to contact Ben Murphy, Duchy of Cornwall liaison for the Poundbury development to try and set up a meeting to discuss possible partner sites.</p>	
<p>9) Membership Despite the membership forms being taken from the library stand no new memberships have been received since the last meeting.</p>	
<p>10) Treasurer's report FM was unable to attend the meeting but had circulated the fund breakdown to board members. AS asked that FM be thanked for the work she put into this, showing clear layout of the funding streams and expenses paid.</p>	Barry

<p><u>11) Any other business</u></p> <p>i) Press Release</p> <p>BT and AC are to create a press release to send out once the planning application has been submitted and accepted by Dorset Council. TM is to let BT have the planning application number once issued to be included in the release.</p> <p>ii) Website</p> <p>NL is to meet up with Izzy before the next meeting to get a handover for the Website. The minute secretary has sent her all the up to date minutes to be included. It was requested that Agendas for the Board meetings are also added.</p> <p>iii) Grants</p> <p>ES has forwarded two new grant schemes to TM for consideration.</p> <p>AS reported that there is a Dorset Solar Energy grant which could be applied for if the DACLT/PfP intend to install solar panels on the Tennis Court development. AS is to forward this to Jim at PfP for consideration.</p> <p>AS is to liaise with ES about applying for a Community grant to help towards Committee running costs as all monies currently held in the account are for property development and legal costs.</p> <p>iv) Meeting dates for 2020</p> <p>The following meeting dates were proposed for 2020 and agreed. (All Wednesdays and all beginning at 5.30 with the exception of the AGM which is 6pm)</p> <p>January 15th February 19th March 18th April 15th May 13th (AGM) June 17th July 15th August 19th September 16th October 21st November 18th December 16th</p> <p>The minute clerk is to forward the details to Julie Hollings at Dorchester Town Council and request the Council Chamber for these dates.</p> <p>v) Next meeting</p> <p>The next meeting will be held at 5.30pm on November 13th in the Council Chamber, Corn Exchange, Dorchester.</p> <p>There being no other business the meeting closed at 18.35</p>	<p>Thompson, Alistair Chisholm, Tricia Mitchell</p> <p>Natasha Lummes</p> <p>Andy Stillman</p> <p>Andy Stillman and Emma Scott</p> <p>Minute Clerk</p>
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