

Dorchester Area Community Area Land Trust

Minutes of the Board meeting held via Zoom Call on Wednesday 17th February 2021 at 5.30pm

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

Also Present: Emma Scott (ES) – Dorchester Town Council
Steve Watson (SW) – Wessex CLT

Administration: Paula Harding (PH) – Minute Clerk

	For Action
<p><u>1) Apologies</u> Apologies were received from Paul Derrien (PD)</p> <p><u>2) Declarations of Interest</u> JC declared that he is on the board of the Dorchester Municipal Charities which includes the Whetstones Alms house nearest to the proposed development site at the Old Tennis Courts.</p> <p><u>3) Minutes of the meetings held on 20th January 2021</u> It was proposed that the first sentence of Item 6 (v) was amended to read as follows:</p> <p style="padding-left: 40px;"><i>IG reported that the garages and Car park at Friary Lane are included in the 2020 Draft Local Plan as a 'developable area'.</i></p>	
<p>All agreed that this amendment should be made and the minutes were agreed as a true record of that meeting.</p>	Admin
<p><u>4) Matters arising</u> <u>i) Press release</u> BT reported that the press release that had been sent to the Dorset Echo last month still had not been printed. As a result BT also sent copies to a number of other media outlets including Keep 106, who contacted BT to interview him about the Tennis Court project and the DACLT in general.</p> <p><u>5) Update on the application for planning permission for the Tennis court site.</u> James Weir, the Conservation officer at Dorset Council, has now agreed that the archaeology plan put forward is acceptable for the Tennis Court site.</p> <p>Rob McDonald, the planning officer at Dorset Council, assigned to the Tennis Court application, is to let TM have the proposed decision date as soon as it is set.</p> <p>SW informed the meeting that he has had an email from Becky Smyth (Excello Law) to confirm that the Option and Lease documents for the Tennis Court site have now been agreed with Places for People (PfP) and Dorchester Town Council (DTC) and these will now be sent out for signature.</p>	

6a) Potential Development Sites – List update.

The board went through the site list and updated as follows:

- Marks and Spencer building: IG has identified that a group from Weymouth is considering this property for conversion to social housing. He will continue to try and get more information and see if the DACLT can assist.
- Betting Shop/Bakery site: It was agreed that this site should be removed from the list.
- Nat West Building: TM has written again to Nat West Head office asking for them to consider donating this building to the town.
- Vespasian House: It was agreed that this site should be removed from the list.
- Former Army Hospital building: AC is to continue to follow up with the owner of this site.
- Garages at Ackerman Road: TM is to contact the Co-op again regarding this site to see if there is any change in their view on selling.
- Charles Street and Fairfield Car Parks: It was agreed that these two sites should be removed from the list.
- Princes House building: There are three floors of offices as well as shops, all of which are now empty. Dorset Council were tenants of the site not the owners. TM has established that the title deeds are registered to a company in the Channel Islands.
- Gibbs and Dandy Site: ES said the site has been sold but she is unable to obtain the purchaser's details at this stage as the legal process of the sale is still ongoing. She will update once the new owner is confirmed.
- Dorchester Prison site: A change of use application is currently going through a consultation period. ES has had contact with the applicants, who state that they are not expecting the site to be sold and developed for at least a couple of years.
- Former Stable, Glyde Path Road: It was felt that this site is too small and too expensive for the DACLT to pursue. It is to be removed from the list.
- Friary Lane Site: This site is not owned by Dorset Council but by Edwards and Keeping Accountants. The Garages are in use and there are no plans to build on this site. Rupert Edwards one of the proprietors of Edwards and Keeping is also a Director of the Mill Street Housing Society (MSHS). TM is to contact him to see if the DACLT and MSHS could develop this site in partnership.
- Wessex Water Site: TM has written to them and asked if they would consider giving the DACLT part of this large site for social housing.
- The Old Brewhouse building, Brewery Square: TM is to contact Tony Foot from Maxgate properties to see if there are any opportunities that the DACLT can explore on this site. AC to give TM the relevant contact details.
- Top of Town House: This site is to be removed from the list as conversion has begun by a developer.
- Spice Centre building: It was agreed to remove this site from the list
- 54 High West Street: This site is a Listed Building and not in good condition. It was agreed that this would not be a suitable project and to remove from the list.
- 14a High West Street: This property is now being advertised for rental. It is to be removed from the list.

**Ian
Gosling**

Admin

Admin

**Alistair
Chisholm
Tricia
Mitchell**

Admin

**Emma
Scott**

Admin

**Tricia
Mitchell**

**Tricia
Mitchell
Alistair
Chisholm**

Admin

Admin

Admin

Admin

<ul style="list-style-type: none"> • Previous Lings building: BT understood that an amended plan for this site was being submitted, but it was not yet listed on the Dorset Council planning site. • Dorchester Town Council offices: After consideration and viewing of the building it was agreed that the conversion would be too difficult for the DACLT so this site is to be removed from the list. • The Old Gas works site: The planning application for this site has been withdrawn. The owners have stated that they do not plan to sell at this stage. 	Admin
<p><u>6b) Potential Development Sites – New</u> TM had spoken to Bill Wilberforce(BW) (Dorset Council, Property Team) and he had suggested that the DACLT consider a piece of Council owned land at Garfield Avenue for a future development project.</p> <p>The site consists of un-used garages and parking and can be levelled with no real constraints. The area is covered with brambles and had been subject to graffiti and anti-social behaviour, so any development on the site could be considered an improvement.</p> <p>All agreed that TM should respond to BW at Dorset Council and express a strong interest in the site for a DACLT project.</p> <p><u>7) Website</u> TH/TM/IG/AC to liaise to agreed a date for website training week beginning 8th March.</p> <p>BT reported that he had spoken to a member who had not received any communication or updates from the DACLT since they joined. IG is to send a quick email update to all members with the new website link and attaching the latest press release to update them.</p> <p><u>8) Treasurers Report</u> Administration and monthly web hosting costs have been paid this month. The bank balance still sits at just over £20,000.</p> <p><u>9) Membership</u> No new membership applications had been received this month</p> <p><u>10) Date of AGM and next meetings</u> No AGM date has been set yet. IG said that he hoped a decision would be made once the Government have set out the dates for easing the current Covid restrictions.</p> <p><u>11) Any other business</u> FM reminded all board members to ‘rename’ emails to ensure that the content was reflected if different to the original communication, especially if ‘replying to all’. This helps the recipient find correspondence about particular subjects easier at a later date.</p> <p>There being no other business the meeting closed at 6.20pm with notice that the next meeting would be held by Zoom call on Wednesday 17th March 2021 at 5.30pm</p>	