

# Dorchester Area Community Area Land Trust

## Minutes of the Board meeting held via Zoom Call on Wednesday 17<sup>th</sup> March 2021 at 5.30pm

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

Also Present: Emma Scott (ES) – Dorchester Town Council  
Paul Derrien (PD) – Dorset Council

Administration: Paula Harding (PH) – Minute Clerk

### For Action

#### 1) Apologies

Apologies were received from Lynda Kiss (LK) and Steve Watson (SW)

#### 2) Declarations of Interest

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.

#### 3) Minutes of the meetings held on 17<sup>th</sup> February 2021

There were no proposed amendments and the minutes were agreed as a true record of that meeting.

#### 4) Matters arising

There were no matters arising that were not already listed on the Agenda as individual items

#### 5) Update on the application for planning permission for the Tennis court site.

TM is emailing Robert McDonald (RM) every week to ask for an update. He has stated that he wants to speak to the Conservation officer to clarify some points before putting the application back into the planning timeline.

The architects are trying to speak to RM to establish what part of the building is an issue for him, as it may be easily rectified, but as yet have not had a response.

#### 6) Potential Development Sites – List update.

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

- Marks and Spencer building: IG confirmed that there is a proposed project being considered to convert to 30 units of accommodation and 2 small shops. He will continue to try and make contact with the development group to see if the DACLT can assist.
- Nat West Building: TM has still not received a response to the letter written to the property management team.
- Former Army Hospital building: AC is still to follow up with the owner of this site.
- Garages at Ackerman Road: TM has received no response from the Co-op.
- Princes House building: TM is to write to the owners and lease holders to see if they are interested in selling to the DACLT.

<ul style="list-style-type: none"> <li>• Gibbs and Dandy Site: ES said she has no further information on the site yet. She will update once the new owner is confirmed.</li> <li>• Dorchester Prison site: This is to be removed from the list</li> <li>• Friary Lane Site: TM has not received a response from Rupert Edwards but will continue to try and make contact.</li> <li>• Wessex Water Site: No response has been received to the enquiries from TM.</li> <li>• The Old Brewhouse building, Brewery Square: TM is to try and contact Robert Ackland from Max Gate who are the agents for most of the Brewery site. Hancock Housing are the development company responsible for some of the affordable housing on the site.</li> <li>• Previous Lings building: This is to be removed from the list.</li> <li>• The Old Gas works site: This site is to be removed from the list.</li> <li>• Garfield Avenue garages: TM contacted Bill Wilberforce at Dorset Council but their team is currently undergoing a restructure and therefore will not be able to correspond with the Trust until April at the earliest. The council will need to terminate any leases associated with the garages so will begin working on this. TM is to follow up before the next meeting to see if the restructure is complete and who the responsible officer will be going forward.</li> </ul>	<b>Tricia Mitchell</b>
<p><u>7) Website</u>  TM/IG/TH and AC attended the website training. TH felt that he had a good idea about how to handle the site, whilst the others were hesitant.</p> <p>PH is to forward all of the 'confirmed' minutes since Sept 2020 to TH for uploading to the website before the next meeting.</p> <p>BT asked if IG had sent an update to members? He confirmed that he had not done so yet as he was hoping to have positive news about the restart of the planning application before he sent anything out.</p>	<b>Admin</b>
<p><u>8) Treasurers Report</u>  The usual monthly direct debits have been paid. The balance is still over £20,000.</p> <p>FM asked whether the Trust would like to continue with their subscription to the National Community Land Trust. All agreed and FM is to pay.</p>	<b>Felicity McLaren</b>
<p><u>9) Membership</u>  No new membership applications had been received this month. The last new membership application was received in July 2019.</p> <p>IG is following up with a resident who claims to have applied and paid to be a member, but for whom there is no record.</p>	
<p><u>10) Date of AGM and next meetings</u>  No AGM date has been set at this stage. IG reported that there had been no movement in the deadlines set as part of the Covid restrictions on meetings, but it is difficult to make a gathering accessible and available to all, so it is still being considered.</p>	

11) Any other business

a) Housing Register

There are some new Housing Register figures which were verbally given at the meeting but are embargoed until the 8<sup>th</sup> April so will be added to the minutes of the next meeting.

All agreed that there was still a significant need for affordable housing in the Dorchester area.

b) Grant pot for CLT's

A £4 million grant pot for CLT's has been announced. It was agreed however that the DACLT would be unable to apply for this without another project on the table and the proposed development at Garfield Avenue had not been explored enough yet.

PD stated that there is still some funding in the old West Dorset District Council pot for affordable housing so the DACLT could apply to that if they needed funding for new project designs and architect's fees, pending a new site being found.

There being no other business the meeting closed at 6.15pm with notice that the next meeting would be held by Zoom call on Wednesday 21<sup>st</sup> April 2021 at 5.30pm