

# Dorchester Area Community Land Trust

## Minutes of the DACLT board meeting held on Tuesday 18<sup>th</sup> October 2022 at 5.30pm via Zoom Meeting

Board Present: Alistair Chisholm (AC), Ian Gosling (IG), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM) and Barry Thompson (BT)

Also Present: Nigel Reed (NR), Emma Scott (ES), & Paul Derrien (PD)

Administration: Paula Harding (PH) – Minute Clerk

### 1) Apologies

Apologies were received from Steve Watson and Theo Hawkins

### 2) Declarations of Interest

There were no declarations of interest made.

### 3) Minutes of the Board meeting held on 20<sup>th</sup> September 2022

The minutes of the Board meeting were amended as follows:

#### Minute 8 (para 4, line 5)

IG & TM were nominated to attend if possible.

### 4) Matters arising not covered by other Agenda items

BT asked PD whether the planning moratorium was purely on new build properties rather than redevelopment applications. PD acknowledged that only new developments are affected.

The Section 106 agreement and Heads of Term are now on the verge of being completed and this should ensure that the West Walks development can start as soon as planning permission is granted. The planning decision should be issued as soon as the nitrate pollution issues have been resolved.

PD is not expecting planning permissions to start being granted on new builds again until April 2023 when, as part of a new government initiative, the issue of nitrates in Poole Harbour will pass to the local water authority. He has asked if an exception can be made in the case of the DACLT application as all the units are for affordable housing, but was told, no.

### 5) Membership applications

No new memberships were presented to the board.

### 6) Treasurers report

FM reported that the bank balance stands at £17,000.

The only expenses since the last meeting are those of website hosting.

Third Sector Accountancy Ltd, recommended by the Wessex CLT team, have sent a quote which is £50 more than the accountancy fees previously paid.

### Resolution

It was proposed by TM and seconded by AC that the DACLT move their accountancy provider to Third Sector Accountancy Ltd for the April 2022 – March 2023 financial year. All agreed.

<p>7) <u>Progress report on the Tennis Court /West Walks site.</u>  NR reported that he plans to start all of the preparation works ahead of the planning permission decision. There are a number of 'pre-build' contracts that can be started including the tender process for the works, so that contractors are ready to move as soon as permission is granted.</p> <p>PD is to arrange a meeting with the car parking team as soon as possible, with either TM or IG to attend to reinforce that this is a community project working with the Council. Easements and access rights can be considered and approved prior and subject to planning permission and PD/NR will start to liaise on this now.</p> <p>PD has asked if an exemption to the hold on planning permission for new developments could be made in the case of the DACLT application, the answer is definitely not.</p> <p>The S106 agreement is now ready to be signed off so should be in place as soon as the planning permission is granted.</p> <p>8) <u>Other potential development sites</u>  <i>i) Site X – Dorchester</i>  There was no update yet on this potential site IG is to follow up this week.</p> <p><i>ii) Garfield Avenue</i>  No further updates on this site</p> <p><i>iii) Site Y – Dorchester Area</i>  TM and TH attended a site meeting. An interest has been registered with the land owner on behalf of the DACLT. The board must now wait for an official approach from the land owner before any further action can be taken.</p> <p><i>iv) Other sites</i>  IG reported that there are a couple of other properties in central Dorchester which the DACLT has previously shown interest in which are now going to auction or where the property owner is applying for permission themselves. AC asked if the DACLT could obtain help to fund the purchase of any of these properties from the Dorchester Development Trust, however this group cannot grant funds towards housing it needs to be for commercial purposes.</p> <p>9) <u>Website</u>  TH was not in attendance. TM suggested that some of the DACLT leaflets were placed in the library showing how residents could join or where they could get further information on the DACLT. All agreed.</p> <p>11) <u>Any other business</u>  <i>i) Future Meetings</i>  AC suggested that there was no point in holding future meetings as scheduled until we have signs that there will be progress on the planning application, or unless there is something that needs a board decision. As the S106 and the Head of Term have been completed this was agreed by all present.</p>	<p><b>Paul Derrien</b></p> <p><b>Tricia Mitchell</b></p> <p><b>Tricia Mitchell</b></p>
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<p>It was therefore noted that the next meeting would take place on 17<sup>th</sup> January 2023 in the Magistrates room at the Corn Exchange, unless otherwise instructed by the Chairman.</p> <p>The meeting closed at 6.15pm.</p>	
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