

# Dorchester Area Community Area Land Trust

## Minutes of the Board meeting held on Wednesday 18<sup>th</sup> September 2019 at 5.30pm

Present: Alistair Chisholm (AC), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM), Andy Stillman (AS) and Barry Thompson (BT)

Also present: Paul Derrien (PD) and Andy Pedrick (Creekmoor CLT)

Administration: Paula Harding – Minute Clerk

**For Action**

### 1) Apologies

Apologies were received from Ian Gosling, Emma Scott, Steve Watson, Theo Hawkins, Natasha Lummes, John Christmas and Lynda Kiss.

### 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 21<sup>st</sup> August 2019

The minutes of the meeting held on the 21<sup>st</sup> August 2019 were agreed as a true and accurate record of that meeting and signed by the Chairman.

FM asked that thanks be recorded to the minute clerk for concisely presenting 'uncomplicated' minutes which are easy to understand.

### 4) Update on preparation of contracts with Places for People (PfP), Dorchester Town Council (DTC) and other parties.

Ian Gosling is away so there was no update from him.

Steve Watson (SW) had sent an e-mail earlier in the day the main points of which were as follows:

- SW is pressing PfP for appointment of their solicitor.
- SW has asked for the drawings from PfP showing the access requirements across Trinity Street Car Park. These are required before the planning application can be submitted as Dorset Council needs to be served a notice letting them know that there is a planning application in progress which has implications for their land.
- PfP had a meeting scheduled for this afternoon to follow up on some of these items.
- DACLT and DTC have made good progress on the option agreement.
- SW and Becky Smyth (BS) are working on the Local Lettings Plan which will outline the criteria that have to be met by tenants before they can rent one of the new properties, e.g. 'must be employed in Dorchester'. Once this is drafted it will be forwarded to DACLT, DTC, Dorset Council (DC) and PfP for comment.

BT asked what would happen if a tenant ceases to meet one of the criteria after they begin to rent one of the flats, e.g. their workplace is relocated, or they exceed any age restriction within the agreement. PD stated that once the Local Lettings Plan was drafted these anomalies could be considered and tested to see what the outcome would be, and any plan amendments considered.

**Steve  
Watson  
and  
Becky  
Smyth**

<p>Care has to be taken not to discriminate on any grounds included age. BT stated that 'residents should be under 35' was a requirement from DTC so if this could not be carried out legally DTC should be informed. All agreed.</p> <p>PD made it clear that the criteria within the Local Letting Plan would not be the same as those for the local housing register and would cover a different demographic. Therefore offers for the Tennis Court properties would go out to those who met the Local Letting Plan requirements rather than those that are top of the current housing needs list.</p> <p>AS agreed and stated that DTC need to see and approve the Local Letting Plan before they will sign the lease on the land. PD agreed that all relevant parties would be asked for comments on the document.</p> <p>AS added that DTC would also like to see the final plans before they are submitted for planning. Whilst this is not a requirement, the board felt that this was a reasonable request and AS is to forward the final plans as soon as they are available from PfP.</p> <p>Andy Pedrick (AP) - Creekmoor CLT stated that they already have a Local Letting Plan in place and that they would be happy to share it with the DACLT as a reference. PD agreed that he would be interested in seeing that. AP to forward it to PD.</p> <p>It was agreed by all that a separate meeting should be called by the DACLT board to consider the lettings plan once drafted.</p> <p><u>5) Update on the building programme with PfP, including final build plans and landscaping.</u></p> <p>PfP are currently modelling the usage and space they will require in Trinity Street Car Park in order for building to commence. They are creating two scenarios; the first will be the requirements for the build, the second will be the access required permanently across the car park for residents and their visitors once the build is complete.</p> <p>The final landscaping plans are still to be received, however this should not hold up the planning application submission.</p> <p>AC felt that any landscaping scheme for this development would enhance the Roman bank on the border of the site, so should be looked on favourably.</p> <p>AS had spoken to Emma Scott about working with the Borough Gardens maintenance team for management of the green areas around the Tennis Court development. AS is still to liaise with Carl Dallison from DTC to discuss whether a partnership could be developed for grounds maintenance of DACLT sites in the future. It is believed that at this stage PfP are still intent on managing the landscaping of the Tennis Court site themselves.</p> <p><u>6) Report on the meeting organised with the residents of Whetstones</u></p> <p>TM attended a meeting at Whetstones after being invited by their local councillor Mollie Rennie. 13 people attended and after the presentation were happy with the arrangements and provisional plans put forward for the Tennis Court development.</p>	<p><b>Andy Stillman</b></p> <p><b>Andy Pedrick/ Paul Derrien</b></p>
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The Chairman later received a letter from Cllr Rennie stating that the Dorchester Municipal Charities, who manage Whetstones, would be supporting the planning application for the tennis court site once submitted.

TM reported that there were a few concerns from residents as follows:

- That works would not be being carried out on site late at night
- That the wheelchair and vehicle access to Whetstones would not be blocked as this is required for the community minibus access to the property.
- That the 'big tree' will not be removed
- That the residents of this new development should not be allowed to apply for residents parking permits in surrounding roads as these were already at capacity.

It was agreed that these concerns should be taken into consideration and passed on to the relevant partners.

#### 7) Developments on preparation of planning application

AS and PD are to liaise and chase up all outstanding elements for the planning application with PfP, and push for submission as soon as possible. The aim is to have planning permission granted before Christmas.

#### 8) Potential new projects, Prison site and Heritage Day.

TM visited the Prison as part of Heritage Day and has contacted the current owner, Town and Country, to ask if they would like to work with the DACLT to provide the affordable housing element of the development. There has been no reply to date.

The current plans for the site are for 46 new houses as well as conversion of the old prison building. DACLT have suggested that Town and Country could use PfP in partnership with DACLT to provide some or all of these as affordable properties.

Dorset Council has put out a call for development sites to be included in their Local Plan. Not all sites will be accepted as suitable for inclusion in the plan by the planners and PD will obtain the list of rejected sites for Dorchester which can then be considered by the DACLT for low cost and affordable housing.

#### 9) Memberships

The membership secretary, Ian, is currently away but the Chairman was not aware of any new members since the last meeting.

Membership forms have been included in the display at the library and 4 were taken in the first day.

#### 10) Treasurers report

The current balance in the bank account is £50,731. These funds are earmarked for expenses that the DACLT have committed to.

FM asked that 'Matters arising from the last minutes' be added to future agendas so that responses to any actions can be given to the meeting. All agreed.

**Ian  
Gosling**

<p>In reply to a question from the last meeting about reclaiming VAT paid FM confirmed that the DACLT is not eligible for that refund scheme that Parish and Town Councils use. It was confirmed that all grant funding the DACLT currently receive is given as a Gross sum and therefore the VAT element is already included.</p> <p>FM is to forward the breakdown of grant funding and current commitments that she has created to support the accounts, to the board before the next meeting.</p> <p><u>11) Any other business</u></p> <p><u>i) Cohesive Community grant</u> TM has received a response to the grant request explaining that there were more applications than anticipated and that they would respond in due course.</p> <p><u>ii) Dorchester Library display</u> TM was thanked for putting up the DACLT display in the library. Several members commented on how professional it looked. It will be in situ for a month until mid-October. The application form holder will be checked by board members and topped up as required.</p> <p><u>iii) Frome Community Land Trust</u> A group from Frome CLT are going to visit Dorchester on 31<sup>st</sup> October and have asked if the DACLT can meet with them. AS suggested that a small tour could be undertaken and the potential sites viewed. This is to be finalised at the next board meeting.</p> <p><u>iv) Mosaic</u> The Chairman has had no response to the letter she sent to the Dorset Museum about using a piece of mosaic in the tennis court site entrance hall.</p> <p><u>v) Meeting dates for 2020</u> The minute secretary will put together a list of dates for meetings in 2020 and check the venue is available, before circulating them to the board.</p> <p>The AGM will be the 13<sup>th</sup> May 2020.</p> <p><u>Future meeting dates for 2019:</u> October 16<sup>th</sup> November 13<sup>th</sup> December 11<sup>th</sup> All meetings will begin at 5.30pm and be held in the Council Chamber, Corn Exchange, Dorchester, unless otherwise advertised.</p> <p>There being no other business the meeting closed at 18.40.</p>	<p><b>Felicity McLaren</b></p> <p><b>Next Board Agenda</b></p> <p><b>Minute secretary</b></p>
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