

# Dorchester Area Community Area Land Trust

## Minutes of the Board meeting held on Wednesday 19<sup>th</sup> February 2020 at 5.30pm

Present: Alistair Chisholm (AC), John Christmas (JC), Ian Gosling (IG), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM), Andy Stillman (AS) and Barry Thompson (BT)

Also present: Teresa Rabbetts (TR) – Dorset Council and Emma Scott (ES) – Dorchester Town Council

1 member of the public was also present

Administration: Paula Harding – Minute Clerk

### For Action

#### 1) Apologies

Apologies were received from Steve Watson (SW) Paul Derrien (PD) and Theo Hawkins (TH).

#### 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 15<sup>th</sup> January 2020

The minutes of the meeting held on 15<sup>th</sup> January 2020 were agreed with no amendments and signed by the Chairman.

#### 4) Matters arising from the last minutes

There were no matters arising that were not already listed on the Agenda for later in the meeting.

#### 5) Membership

An application for membership had been received from:

- Frances Hogwood

It was proposed by IG and seconded by FM that this application be accepted. IG is to complete the required paperwork and issue the share certificate.

#### 6) Update on the objections raised by Heritage England to DACLT's application for a building permit for the tennis court site.

BT stated that after reading all the objections documents from Heritage England that they have the development siting point wrong and that they have not appreciated that the site has moved down to just the lower tennis court.

AS felt that it would be detrimental to the application to let the decision be delegated to a planning officer as proposed. There is significant support for the application amongst councillors and the public so the DACLT board should lobby for planning application consideration to be 'called in' and go to the full Dorset Council planning committee for a decision. All agreed

Ian Gosling

<p>AC stated that a statement of need for affordable housing in Dorchester had not been included in the application and if possible, we should try to add this to the documents for consideration before a decision is made. TR is to liaise with Paul Derrien and ensure that this is produced and submitted as soon as possible.</p>	<p><b>Teresa Rabbets/Paul Derrien</b></p>
<p>AC also stated that one of the objections in the Historic England report was that current site is the last place that you can see both parts of the ramparts of the old town walls. AC felt that with careful planting and landscaping around the development the ramparts could become a feature and made more obvious to those passing. It was agreed that this observation should also be included in the DACLT response to the Historic England report and forwarded to the planning team. TM is to do this.</p>	
<p>In summary the following actions were agreed:</p> <ol style="list-style-type: none"> <li>1) Re-open discussions with the planning officer as a continuation of the pre-application process. TM to copy in Robert Lennis, the pre-app officer for our application into the correspondence with the current planning officer. TM to also include Jim (Reed Watts) and Angus (PfP) into the DACLT response to the objections made by Historic England.</li> <li>2) DACLT board members are to approach Dorset Council members who are NOT on the planning committee to lobby for the planning application decision to be made at a full planning committee.</li> <li>3) PD to submit a rational for why the DACLT wants to build in this location in the context of social housing for Dorchester and the associated proven need. Including the relevant council policy and priorities for the creation of affordable housing in the authority area.</li> <li>4) IG to request that the Town Council assist where possible to get the planning application decided by full planning committee.</li> <li>5) IG also to look at the process for getting an application 'called in' and ensure that the DACLT has the best chance of this happening.</li> </ol>	<p><b>Tricia Mitchell</b></p> <p><b>DACLT Board</b></p> <p><b>Paul Derrien</b></p> <p><b>Ian Gosling</b></p> <p><b>Ian Gosling</b></p>
<p><u>7) Treasurer's report</u></p> <p>FM reported that payments have been made as follows:        £84 to cover Minute Clerk and Domain name payments        £590 for the Bio Diversity study        £180 for the Bio Diversity plan</p> <p>The Current balance in the account stands at £26,806 including membership payments. Approximately £5,500 (plus VAT) of this will be due to Excello Law for Legal fees.</p> <p>There is £5174 of the Homes England grant remaining which we need to spend before the end of March or we lose it. FM to check with Steve whether this can be extended due to the delays we have had with obtaining planning permission.</p> <p>AS has applied for the remaining grant of £6,600 from Homes England.</p>	<p><b>Felicity McLaren/Steve Watson</b></p>

<p><u>8) Possible sites for development</u> <u>i) Kings Road – behind National Tyres</u> The owner has responded to say that they are not interested in selling this land.</p> <p><u>ii) Mill Street Housing charity</u> TM spoke to Rupert Edwards who is chair of the Mill Street Housing charity who unfortunately cannot assist the DACLT at this time as they have no ongoing projects.</p> <p><u>iii) Dorchester Prison Site</u> Although the current owners of the Prison site are looking for offers round £10million, it was widely agreed that they would probably sell for less.</p> <p>TM is to write to Adrian Stuart (Dorchester Town Council) to see if there is any way that the Town Council, DACLT, Local Authorities and a private housing facilitator (such as PfP) could work together to secure loan funding for this site.</p> <p><u>iv) Other sites</u> There have been no replies from: Owners of the old gas works site Thomas Hardy School Duchy of Cornwall Ilchester Estates (Charlotte Townsend) Highways England</p> <p><u>11) Website</u> TM requested quotes for website design and management from 4 local web designers. 3 returned quotes which had been circulated to the board.</p> <p>All agreed that Alacrify, based at Agriculture House in Dorchester seemed to provide best value.</p> <p>BT and TM are to go and visit Alacrify to discuss the layout of the new DACLT website.</p> <p><u>12) Any other business</u> <u>Watton Village Development</u> AC had attended a presentation based on the proposal for affordable housing at Watton Village, Bridport and outlined the principles to those present.</p> <p>The project team, believe they have devised a way of being able to use Private sector finance to develop affordable housing on leased land. Further details on the proposed project and funding can be found at <a href="http://www.smartcommunityproject.org.uk">www.smartcommunityproject.org.uk</a></p> <p>AC felt that it would be useful to get the project team to give a short presentation to a future DACLT meeting, all agreed. AC to arrange</p> <p><u>13) Next meeting</u> The next meeting will be held at 5.30pm on Wednesday 18<sup>th</sup> March 2020 in the Council Chamber, Corn Exchange, Dorchester. There being no other business the meeting closed at 7.10pm</p>	<p><b>Tricia Mitchell</b></p> <p><b>Barry Thomson / Tricia Mitchell</b></p> <p><b>Alistair Chisholm.</b></p>
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