

Dorchester Area Community Area Land Trust

Minutes of the Board meeting held via Zoom Call on Wednesday 19th May 2021 at 5.30pm

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

Also Present: Paul Derrien (PD)

Administration: Paula Harding (PH) – Minute Clerk

For Action

1) Apologies

Apologies were received from Steve Watson, Lynda Kiss and Emma Scott

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 21st April 2021

Item (8) – Treasurers Report: the second paragraph was amended to read as follows:

FM is to send the required paperwork to the accountants, no Corporation Tax return is due until 2024.

Following the amendment, the minutes were agreed as a true and accurate record of the meeting and signed by the Chairman.

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.

PD reported that the amended plan had been submitted and it is hoped that the planning permission process will restart next week. The planning officer is asking about the Section 106 agreement and the feeling is that this is a sign that they will be considering the application again soon. The Section 106 agreement is the legal document which in this case will ensure that the tennis court dwellings can only be used as affordable housing.

TM asked if the Section 106 needs to be in place before permission can be granted. PD replied that if permission were granted it would be 'subject to' the Section 106 agreement being in place before building works start.

PD stated that Homes England may require a lower percentage of affordable houses to be included in the agreement than that proposed, however the DACLT were keen that it must be stated that 100% of this particular development should be affordable housing to prevent the provision being lost in the future.

JC asked how long it would take the Dorset Council to create the Section 106 agreement and was concerned that this may hold up the actual build starting.

<p>PD said that normally the Council would outsource the Section 106 agreement work and that 95% of the agreement would be standard terms with 5% tailored to the site, therefore it should not take too long.</p>	
<p>TM is still trying to get the planning report from Robert McDonald and will circulate it as soon as it arrives. This should identify any conditions of planning that he is suggesting should be included in the planning permission if approved. Prior knowledge of these would ensure that the developers can begin to make arrangements with the relevant specialists regarding archaeological work.</p>	<p>Tricia Mitchell</p>
<p><u>6) Potential Development Sites – List update.</u> The board went through the site list and updated as follows:</p> <ul style="list-style-type: none"> • Marks and Spencer building: IG is still trying to make contact with the Trust involved with this site. • Nat West Building: TM has received no response to her correspondence. • Former Army Hospital building: AC is still to follow up with the owner of this site. • Garages at Ackerman Road: TM has emailed the owner listed on the land registry report for this site to ask if they still own the land. • Princes House building: Symonds and Sampson have established that the property is not for sale at this time, but will monitor the site and let the DACLT know if the situation changes. • Friary Lane Site: Rupert Edwards has replied to say that they do not own the site. A further letter was then received from Symonds and Sampson acting as agents for the freeholder, who also stated that the site was not for sale. • Wessex Water Site: No response has been received to the enquiries from TM. • The Old Brewhouse building, Brewery Square: TM has had no response from Robert Ackland. • Garfield Avenue garages: The Dorset Council Property and Assets restructure is now complete so TM is to follow up with Bill Wilberforce regarding this site before the next meeting. 	<p>Alistair Chisholm</p>
<p>South Walks House is not longer to be used as an office space for the Dorset Council from the end of June. Cllr Tony Ferrari is keen that some of the building is converted for housing, however JC felt that this is likely to be expensive so is unlikely to happen.</p>	
<p>TM felt there may be a potential site at Greenings Court off High East Street as there is an area of what seems to be unused land behind a fenced off area. IG felt it might be difficult site to develop due to access but would look at it and report back.</p>	<p>Ian Gosling</p>
<p><u>7) Website</u> All the minutes from previous meetings have been uploaded and TH was thanked (in his absence) for getting everything up to date.</p>	
<p><u>8) Treasurers Report</u> The usual monthly direct debits have been paid and the reported balance stood at £20,400. FM has sent all of the financial paperwork to the accountant for review.</p>	<p>Tricia Mitchell</p>

<p><u>9) Membership</u> A new member application has been received for 10 shares as follows:</p> <p>Sally Burley, 8 Great Western Road.</p> <p>It was proposed and seconded that this application be accepted. All agreed. IG to issue the required share certificate and place the entry in the register.</p> <p><u>10) Date of AGM and next meetings</u> The Covid restriction road map suggests that the removal of all social distancing restrictions could happen as early as the 21st June. Therefore, it is feasible that an AGM could be held in July or August. However, until this confirmed a date cannot be set. The DACLT is required to give 3 week's notice of an AGM.</p> <p>It was decided to postpone the next meeting until the 23rd June, after the proposed easing of Government restrictions, in the hope that it would be possible to set a date for the AGM at that meeting.</p> <p><u>11) Any other business</u> BT reported that Dorset Council is proposing to get rid of 600 pieces of land and property across the county. IG is to write to Councillor Tony Ferrari to request that the DACLT are considered a priority for any assets within the Dorchester area including surrounding parishes.</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 23rd June 2021 at 5.30pm</p>	<p>Ian Gosling</p> <p>Ian Gosling</p>
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