

Dorchester Area Community Area Land Trust

Minutes of the Board meeting held via Zoom Call on Wednesday 16th December 2020 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 (SW), Emma Scott (ES) and Lynda Kiss (LK).

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 16th December 2020

Lynda Kiss was added to the list of apologies as she was missed off the zoom call invite list so was unable to attend.

Following this amendment, the minutes were agreed and signed by the Chairman.

4) Matters arising

i) Press release

AC and BT had sent a press release on the 6th January regarding the progress on the Tennis court site and the last housing list figures to the Dorset Echo. This has not been published so AC will chase the Echo for inclusion of the article in a future issue.

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

TM confirmed that all the required paperwork and reports have been received by the planning department at Dorset Council.

The DACLT is now waiting for a date that for the planning application process to restart. Rob McDonald, the planning officer dealing with the application is now assessing the documents so it is expected that the process will be re-opened within the next couple of weeks.

BT voiced his thanks to TM for continuing to keep the pressure on the Dorset Council officers and Peter Bellamy to achieve this outcome.

6) Potential Development sites.

Following the last meeting the board had been provided with a list and up to date positions of all the land which could be of interest to the CLT either as a whole development project or as the affordable housing part of a larger site.

Alistair Chisholm

BT expressed his concern that there were a large number of sites which would be too big for the CLT to tackle. Whilst the board agreed that they would not consider undertaking large projects on their own, the CLT would like to be part of the conversation with developers of these larger schemes to potentially offer assistance with the provision of affordable properties on these sites.

The following updates were given and PH will update the potential development list with these additions.

i) Marks and Spencer building

During the period Marks and Spencer were tenants the building was sold by the parent company and re-let back to them until 2027. There are rumours that this site is being considered to provide social housing, although there is no evidence yet that this is the case. AC is to speak to Gerald Duke to see if he has any information about future development of this building.

ii) Dorchester Prison (to be added to the development list)

An application has been submitted by the current owners to allow the site to be used for entertainment purposes by the playing of “war games” and hosting “ghost tours”.

iii) Former Stable – Glyde Path Road (to be added to the development list)

This plot of land is up for sale to be sold as a development project. It is on the market for £185,000 but is very small. The Civic Society have suggested that this could be bought to give access as a walk through to the prison site rather than for development.

iv) Princes House, Princes Street/High West Street

TM has received replies to enquiries which show that the shops on the ground floor are operated under separate leases to the first and second floors. There are no plans at the moment to sell any of these properties.

v) Garages on Friary Lane

IG reported that he had received an email from Dorset Council regarding the garages and Car park at Friary Lane which is included in the 2020 Draft Local Plan as a ‘developable area’. The garages and car park cover an area of 0.279 hectares and are listed in the draft document as *suitable for residential or mixed use development fronting Friary Lane*. The plan suggests that a high density scheme would be acceptable with a capacity of 10 dwellings.

It was agreed that TM should write to Bill Wilberforce (Property Dept) of Dorset Council expressing a very keen interest from the CLT in this site. Paul Derrien asked to be copied in to this correspondence so he could follow it up from his side.

JC asked that the exact area which would be for sale is clarified as he believes that some of the car park belongs to nearby business.

vi) Wessex water site, off Poundbury Crescent/Hawthorne Road.

IG has also identified that the Wessex Water site, with access from Poundbury Crescent and Hawthorne Crescent, is within the Draft Local Plan 2020. This site has an area of 1 hectare and is listed as suitable for a residential development with a capacity of 30 dwellings.

**Alistair
Chisholm**

**Tricia
Mitchell**

<p>There are potential contamination issues, and some mature trees on the site which would require assessment. At present Wessex Water have given no indication that they intend to vacate the site, however JC suggested that they are contacted so they are aware of the CLT interest were they to consider disposal of the asset. TM is to write to Wessex Water.</p> <p><i>vii) <u>Land at Fortress Green</u></i> This could be a potential site in the future with the opportunity to improve the play area as part of the development. This is to be added to the list, but with no further information at this stage.</p> <p><u>7) Website</u> TM has spoken to the website provider and they have updated the elements as requested. They have also added the press release to the site for members to view.</p> <p>A date for training has still to be set, but TM, IG and TH are to attend.</p> <p><u>8) Treasurers report</u> FM reported that the final payment for the website development has been made for £392 inc VAT to Alacrify, this included a year of hosting. The usual monthly website fees have been paid.</p> <p>The current bank balance is approximately £20,700</p> <p><u>9) New Members</u> No new membership requests had been received.</p> <p><u>10) Date of AGM and next meetings</u> No AGM date has been set yet and the current deadline of 31st March is expected to be extended due to the current pandemic restrictions.</p> <p>There being no other business the meeting closed at 6.25pm with notice that the next meeting would be held by Zoom call on Wednesday 17th February 2021 at 5.30pm</p>	<p>Tricia Mitchell</p>
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