

# Dorchester Area Community Area Land Trust

Minutes of the Board meeting held via Zoom Call on Wednesday 21<sup>st</sup> April 2021 at 5.30pm

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

Also Present: Steve Watson (SW)

Administration: Paula Harding (PH) – Minute Clerk

**For Action**

## 1) Apologies

Apologies were received from Theo Hawkins, Emma Scott, Lynda Kiss and Paul Derrien.

## 2) Declarations of Interest

None

## 3) Minutes of the meetings held on 17<sup>th</sup> March 2021

Item (7) BT was removed from the item regarding website training as he didn't attend. There being no other amendments the minutes were agreed as a true record of that meeting.

## 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.

The Dorset Council planning team are working with Reed Watts to resolve some questions they have regarding materials. They are also asking about the arrangements regarding the formal legal agreements in place including the details of the Section 106 agreement to ensure the provision of affordable housing on the site.

All of these are seen as signs that the application is progressing and that an announcement should be made soon that the planning permission process has restarted.

## 6) Potential Development Sites – List update.

The board went through the site list and updated as follows:

- 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 is to follow up on this site at the History Centre to try and establish whether the Co-op ever owned the site so she can follow up with their property team.  
SW reminded TM that if no owner is established then Becky Smythe had outlined the process that the DACLT could go through to register the land.

If someone else claims to own the land at that point that DACLT they will need to produce the deeds as evidence.

- Princes House building: TM is to send SW the land registry documents for this property with all the different lease details. TM is also to follow up with Symonds and Sampson to try and establish if they can shed more light on the current owners, as the company shown on the land registry documents is listed as 'in administration'.
- Gibbs and Dandy Site: This is to be removed from the list.
- Friary Lane Site: TM has not received a response from Rupert Edwards but will continue to try and make contact.
- 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: Bill Wilberforce from Dorset Council will get in touch again in May. It has been confirmed that there are still active leases on the garages which will have to be given notice.
- IG reported that there is an application lodged for 108 houses over 4 sites in St Georges Road of which 35% are planned as affordable. CG Fry are developers.

#### 7) Website

TH is working on putting all the previous meeting minutes onto the website. PH is to forward him the missing copies.

#### 8) Treasurers Report

The usual monthly direct debits have been paid, along with the National CLT subscription. The balance is still over £20,000.

FM is to send the required paperwork to the accountants No Capital Gains Return is due until 2024.

#### 9) Membership

No new membership applications had been received this month.

#### 10) Date of AGM and next meetings

No AGM date has been set at this stage. It is hoped that if the lockdown roadmap to easing restrictions continues that an AGM can be held in July or August 2021.

#### 11) Any other business

AC raised concern at the length of time that the planning permission process for the Tennis Court site has taken. SW has raised it with the planning team already but suggests that each board member take it up with their local councillor. Local representatives have supported the project, but it would be good if they could help DACLT lobby to get the planning process running again on this application.

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 19<sup>th</sup> May 2021 at 5.30pm