

Dorchester Area Community Area Land Trust

Minutes of the Board meeting held on Wednesday 18th 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

<p><u>1) Apologies</u> No apologies were received prior to the start of the meeting.</p> <p><u>2) Declarations of Interest</u> There were no declarations of interest made and the Chairman reminded those present that they could make a declaration throughout the proceedings if required.</p> <p><u>3) Minutes of the meetings held on 17th July 2019</u> The minutes of the meeting held on the 17th July 2019 were agreed as a true and accurate record of that meeting and signed by the Chairman.</p> <p><u>4) Update on preparation of contracts with Places for People (PfP), Dorchester Town Council (DTC) and other parties.</u> IG has received an update from Becky Smith (BS) at Excello Law this afternoon as follows: <u>i) Definition of Site</u> There is some doubt over the correct position of the boundary on the south side of the proposed development site. BS needs to liaise with Dorset Council to establish its actual position. <u>ii) Connection to Water Disposal Point at Somerleigh Court</u> BS needs to establish exactly where this connection point is so that the pipe line can be drawn precisely on the site plan for the planning application. AS has a meeting already scheduled with Places for People (PfP) tomorrow and will try to get this confirmed then. <u>iii) Draft Contracts</u> The comments on the draft contract have been received from Dorchester Town Council's (DTC) legal team with the comments from PfP still to follow. DTC want to place a restrictive covenant on the site to prevent it being sold or redeveloped for purposes other than low cost housing for people working in Dorchester. IG stated that this was expected but will have an effect on the 'value' of the land in the future. <u>iv) Title enquiries</u> No results have been returned from the title enquiries. <u>v) Access to car park for works</u> Matt Piles (Dorset Council) is requesting detailed information about what access is required to the Trinity Street (3) car park and for how long before he can consider the request. AS stated that PfP would need to provide the detail for this and it was on the agenda for the meeting tomorrow.</p> <p><u>5) Building Programme Meeting with PfP scheduled for 22nd July</u></p>	<p>Andy Stillman</p> <p>Andy Stillman</p>
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<p>TM and AS are to attend a meeting with PfP tomorrow to go through the building programme.</p> <p>AC asked if the DACLT had to prove that all contracts had been signed with the relevant parties before a planning application can be submitted. IG replied that signed contracts were not required as a pre-requisite, however the DACLT would like to show evidence that there was local support from the Town Council and that the local firm PfP had been employed to construct the flats. This should support the DACLT ethos to use local business to provide homes for local people.</p> <p><u>6) Report on the percolation testing</u> The percolation test has been completed. A hole, 2 x 0.5 metres, was dug down to a depth of around 3m until raw chalk was uncovered. 3 tonnes of water were loaded into the hole in 1 minute. The water came from the quarry in Crossways so was not from the mains supply.</p> <p>AS requested that thanks be forwarded to Carl Dallison (DTC) for preparing the site so that the test could be undertaken. All agreed TM to write to him</p> <p><u>7) Planning application</u> The planning application is written and the majority of supporting evidence has been gathered. There are a couple of questions regarding landscaping but once these have been resolved the application will be submitted.</p> <p><u>8) Potential new projects</u> TM reported that preliminary enquiries were being made to establish whether the DACLT could assist with the provision of the low cost housing element of the old Dorchester Prison site. TM has also sent the article regarding this site from the Dorchester Voice to the Footprints charity (Charles Wilkinson) to see if it is something he would be interested in delivering in partnership.</p> <p>AS felt that the DACLT should keep pushing for a role in the large housing developments in and around the town to facilitate the percentage of low cost properties required.</p> <p><u>9) Applications for membership</u> No applications had been received since the last meeting</p> <p><u>10) Treasurer's report</u> FM reported that the following had been paid: £750 for the daylight survey £10800 to Craddys for works undertaken</p> <p>The current balance in the account is £53,094.</p> <p>AS asked if we were liable for VAT? FM is to check with Steve Watson of Wessex CLT and if not how do we claim it back.</p> <p><u>11) Any other business</u> <u>i) Cohesive Community Grant</u> TM has completed an application form for this grant which could give up to a maximum of £15,000. The deadline for submissions is the 14th September.</p> <p>This application if successful would help to pay for someone to assist with</p>	<p>Tricia Mitchell.</p> <p>Felicity McLaren</p>
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<p>raising the profile of the DACLT and ensuring that those who would benefit from future developments are signed up as members. It would also ensure that all Dorchester land and property owners are aware that the DACLT is looking for future development sites.</p> <p><u>ii) Promotional material at development site</u> The question was raised whether the DACLT should be putting up a banner at the tennis court site to let people know that the site would soon, subject to planning permission, be developed as local low cost flats for rent. After a short discussion it was decided to wait until after the outcome of the planning application before any substantial site branding was considered.</p> <p><u>iii) Social Media</u> TH asked what social media the DACLT had in place. It was confirmed that both Twitter and Facebook accounts were active, but nothing else. It was agreed to wait to see the outcome of the Cohesive community application as development of social media could be part of any paid work funding from that grant.</p> <p><u>iv) Library Display</u> TM is to put up the display in the Library on the 17th September at 11am. Any board members who are available and would like to help should meet there.</p> <p><u>v) Feature piece for the entrance of the Tennis Court flats</u> Following a suggestion from a member, TM is to write to Jon Murden at Dorset County Museum to see if there is a spare piece of mosaic in their store which they could include in the entrance hall decoration. This would be especially relevant if it was found nearby or as part of the Somerleigh Court excavations.</p> <p><u>vi) Independent examiner</u> FM reported that she had contacted other CLTs about whether they used an independent examiner for their accounts and if so who. Of the 3 that responded 2 used the company in Exeter that she had already contacted and the third did not have enough income and expenditure to warrant such work.</p> <p>FM had contacted the firm in Exeter and confirmed they would be happy to act as the independent examiner for the DACLT. The cost would be £350 plus VAT each year and this would increase year on year by no more than inflation.</p> <p>It was proposed by LK and seconded by IG that this quote be accepted and that the company are engaged as independent examiners for the DACLT. All agreed. FM to make the required arrangements.</p> <p><u>Future meeting dates:</u> September 18th October 16th November 13th December 11th 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 19.00</p>	<p>DACLT Board</p> <p>Tricia Mitchell</p> <p>Felicity McLaren</p>
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