

Dorchester Area Community Area Land Trust

Minutes of the Board meeting held on Wednesday 21st July 2021 at 5.30pm at the office of Max Gate Properties.

Board Present: Alistair Chisholm (AC), John Christmas (JC), Lynda Kiss (LK), Felicity McLaren (FM), Tricia Mitchell (Chair) (TM), and Barry Thompson (BT)

Also Present: Tony Foot (TF)

Administration: Paula Harding (PH) – Minute Clerk

For Action

1) Apologies

Apologies were received from Paul Derrien, Theo Hawkins, Ian Gosling, Emma Scott and Steve Watson.

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.

TF declared that his daughter-in-law worked for Places for People (PfP).

3) Minutes of the meetings held on 23rd June 2021

There were no amendments to be made to the minutes and they were signed as a true and accurate record by the Chairman.

4) Potential new board member

Tony Foot (TF) was welcomed to the meeting. He is the owner of Maxgate Properties and has a wide knowledge of housing and business letting and sales in the Dorchester area. He has just applied for membership and hopes to be co-opted to the DACLT board. He will attend the DACLT board meetings as an advisor until his membership is approved and co-option agreed.

5) AGM

TM reported that the advice for Charities is that they should try and hold an AGM before the 30th September. It was agreed that the DACLT should try to mirror this and that holding an AGM in August would be preferred.

21 days notice of an AGM needs to be given to members. It was therefore agreed to hold the AGM on Wednesday 25th August with a venue to be confirmed.

A short extra-ordinary board meeting would be held at 5.30pm to process any membership applications which have been received since the last meeting. The AGM will be held at 6pm followed immediately after by the monthly DACLT Board meeting.

The following people have reached the end of their directorship and may stand for re-election if they wish.

John Christmas
Lynda Kiss
Barry Thompson

**Retiring
directors /
Ian
Gosling**

Each of these board members needs to write to the Secretary if they wish to apply for another term. They will need to give details of a proposer and seconder for their application to be considered by the remaining board members.

Theo Hawkins was co-opted as a board member during the year and needs to apply in the same way as the retiring directors if he wished to continue as a fully director of the Board.

6) Update on the application for planning permission for the Tennis court site.
Steve Watson(SW) and Paul Derrien (PD) are trying to establish whether Dorset Council planning team have restarted the planning application process for this site. Richard Temple and Rob McDonald are the planning officers, but no correspondence has been received from them.

SW, PD, Becky Smyth (ExcelloLaw) and PfP are to have a Zoom meeting next week to try and push the planning process forward.

Representations have been made to Dorchester Town Council, Chris Loder MP and Dorset Council expressing the frustration of the DACLT board that the planning process for this site has taken so long.

7) Potential Development Sites – List update.

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

- Marks and Spencer building: TM felt pursuing this was a waste of time. All agreed and it is to be removed from the list.
- Nat West Building: No further response, but this is to be left on the list pending a review of assets by the bank.
- Former Army Hospital building: This is a listed building and is unlikely to be given change of use to residential as is in a prime business site. It was agreed to remove this from the list.
- Garages at Ackerman Road: TM has found the name of the owner in the 1928 rate books but it was illegible. TF is to speak to Mr Foyle, who believes he has claim to the site, to establish who the current owner is.
- Princes House building: This site is now open for rental again and not for sale. To be removed from the list
- Wessex Water Site: This is to be removed from the list as would be too technical for the DACLT to develop even if it were for sale.
- The Old Brewhouse building, Brewery Square: Although this was due to be removed from the list, TF reported that he would speak to Robert Ackland from the development team about whether the DACLT could assist with affordable units on this site, even if for craft/workshop/office hub use. This site may not be suitable for residential but could be used for affordable commercial which the DACLT is permitted to pursue.
- Garfield Avenue garages: This site has been passed to Dave Thompson from Dorset Council assets team to consider. A recent Dorset Council report stated that they would be 'seeking to maximise income' from any assets they sell. Further reports show that they are trying to develop a number of sites themselves but are also committed to supporting the development of affordable housing. A lengthy letter was received from Mr Williams stating that the Council were aware of the DACLT and its current project and the ongoing delays. TM replied outlining that the delays with the current project were all due to the Dorset Council planning team and that any development at Garfield

Tony Foot

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<p>Avenue would not expect to be delayed to this extent.</p> <ul style="list-style-type: none"> • Poundbury Cemetery building: TM wrote to Dorchester Town Council again to see if there is any progress of offering this site to the DACLT. AC is also to follow this up with the Town Clerk, Adrian Stuart. • Old Gibbs and Dandy site. TM has established that a company in Luton now owns the site and has submitted planning permission for part of it. A second planning application is imminent. To be removed from the list. • Old Dance Studio, Cambridge Road: TF is in contact with the owner and will try to establish whether they would be interested in selling it to the DACLT for affordable housing. TM to ask SW and PD what access we would have to funding if the DACLT were to try and purchase this site. <p><u>8) Website</u> TM is to contact Theo Hawkins and ask him to add the proposed AGM date to the website.</p> <p><u>9) Treasurers Report</u> The balance stands at £20243 and £1 is currently held in petty cash. Payments this month have been for the website and admin costs.</p> <p>The completed draft accounts have been sent to the board. There are some changes that are required to split out the overheads, but this will not change the overall totals. It was proposed and seconded and agreed by those present that these could be forwarded to the AGM for approval.</p> <p><u>10) Membership</u> An application has been received from Mr Tony Foot of Max Gate Properties, this will now be processed</p> <p><u>11) AGM</u> It was proposed by TM that a representative from PfP be invited to the AGM. Further suggestions for invites were Councillor Ferrari from Dorset Council, Cllr Jones, Mayor of Dorchester and a representative from the Duchy of Cornwall office in Poundbury. TM and IG are to send invitations. (Note: further to the meeting it was agreed no to do this until the current proposed development had progressed further).</p> <p><u>12) Any other business</u> It was proposed that a banner be designed to install at the tennis court site once planning permission is granted. Felicity is to ask her son-in-law to design this as he also did the DACLT logo. FM to circulate designs to the board for their views.</p> <p>There being no other business the meeting closed at 6.45pm with notice that the next meeting would be held on Wednesday 25th August 2021 at 5.30pm. Venue to be confirmed.</p>	<p>Alistair Chisholm</p> <p>Tony Foot Tricia Mitchell</p> <p>Theo Hawkins</p> <p>Felicity McLaren</p>
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