

Dorchester Area Community Area Land Trust

Minutes of the Board meeting held via Zoom Call on Wednesday 21st October 2020 at 5.30pm

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

Also present: Paul Derrien (PD) and Steve Watson (SW)

Administration: Paula Harding – Minute Clerk

	For Action
<p><u>1) Apologies</u> Apologies were received from Emma Scott (ES).</p>	
<p><u>2) Declarations of Interest</u> JC declared that he is now 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.</p>	
<p><u>3) Minutes of the meetings held on 15th September 2020</u> The minutes of the meeting held on 15th September 2020 were agreed with amendments as follows:</p> <ol style="list-style-type: none"> 1) The declaration of interest from JC as listed above should have also been included in the September minutes. 2) There are two 'number 8' minutes on the draft <p>The draft minutes will be amended before the confirmed minutes are placed on the website.</p>	Minute Clerk
<p><u>4) Matters Arising from the last meeting.</u></p> <ol style="list-style-type: none"> a) <u>Dorset Council housing waiting list figures</u> BT asked whether the latest waiting list figures had been issued and received. SW and TM both confirmed that they had received them and included them in the letter that they had sent to the planners. TM is to forward these to BT for his information. b) <u>Potential Development sites</u> TM reported that the owners of Vespasian House in Dorchester have applied for a change of use from offices to flats. IG stated that he had been informed that this planning permission was being sought in case the current occupant (Dorset NHS Foundation Trust) did not renew its lease when it ended. TM added that she had been informed that there were no current plans for residential development whilst the building was occupied. 	Tricia Mitchell
<p><u>5) Proposed development at the Old Tennis Court site.</u> TM received an e-mail earlier today from Peter Bellamy who has said that he will have another look at the Public Engagement plan and see if a viewing platform on the raised car park to the south of the site would be suitable. This would however potentially incur additional costs from Dorset Council as more car parking spaces would have to be cordoned off.</p>	

<p>PD stated that the Dorset Council Parking team had already agreed that some spaces could be taken out of action for the building, but that there would have to be a re-negotiation if some were required for a viewing platform.</p>	
<p>PD is to speak to the Parking team and see if this would be a possibility 'in principle' before a further decision was made about a viewing platform.</p>	<p>Paul Derrien</p>
<p>SW had concerns that the developers Places for People (PfP) would not be able to fund as much of the Public Engagement work as Peter Bellamy (PB) listed and that they have asked him to scale it back to try and reduce the costs. Some of the work taken out could then be re-introduced if insisted upon as a condition of planning.</p>	
<p>Public Display boards have been proposed and SW is speaking to PfP about how this could be achieved.</p>	<p>Steve Watson</p>
<p>AC stated that it was worth remembering that the Dorchester Town Council Joint Heritage Committee had just approved their draft Heritage Strategy. He felt that there may be an opportunity to get assistance from the Town Council with the public engagement and interpretation boards. AC is to approach the Town Council to discuss</p>	<p>Alistair Chisholm</p>
<p>JC felt that the depth of the archaeological dig needed to be questioned as there are varying measurements quoted in the proposal document. SW agreed that it would require clarification and would check that PfP and Peter Bellamy are co-ordinating on this.</p>	<p>Steve Watson</p>
<p>BT asked how long the additional archaeological works would take as it will delay the development even further. All agreed that it was difficult but that the development would not be permitted to go ahead without this.</p>	
<p>TM had replied to James Weir with a letter on behalf of the board, which listed all the other potential development sites that the DACLT had investigated or approached in Dorchester since the Trust was started.</p>	
<p>SW stated that the Option and Lease documents from the CLT to PfP were almost agreed and the Legal work nearly complete. IG is going to do a final review of all the documentation tomorrow, JC and SW have already completed their reviews.</p>	<p>Ian Gosling</p>
<p><u>6) Ackerman Road Workshop.</u> TM has established the owner of the workshops who also owns other patches of land in Dorchester. AC knows the owner personally so will approach him to find out his intentions for the land and whether he would be interested in working with the DACLT.</p>	<p>Alistair Chisholm</p>
<p><u>7) Poundbury Cemetery building</u> AC followed up with Adrian Stuart (AS), Dorchester Town Clerk, about this site following the rumours that its future had already been determined.</p>	
<p>AS responded that the Town Council have invited architects to investigate what the options were for residential units on this site and the adjacent strip of land. AS assured the DACLT that if the architects agreed that this is a suitable site for housing, they will be contacted to take part in how this can be progressed.</p>	

AC felt that whilst this would be a challenging site to develop it was reassuring that the Town Council had every intention to involve the CLT in development discussions.

8) Dealings with the Duchy

TM wrote and thanked Jason Bowerman for his time and agreement to look into land they owned which may be suitable for a CLT development. Since then there has been no further contact.

9) Other potential development sites

a) Dorchester Prison

TM witnessed the gates open recently and enquired about whether development was started, but was told that it was just maintenance work. PD added that he had not heard anything about progress at the Prison site either.

b) Great Western Cross – Old Jewson/Gibbs and Dandy site

This site is now vacant and includes two large loading areas and several buildings. TM is to speak to AS to see if he is aware who owns that site.

TM has also written to James Dyson and Charlotte Townsend to enquire whether they are willing to donate land or investment for affordable housing in Dorchester but has received no response from either.

10) Affordable Housing percentage on large developments

AC asked whether or not it is the right time for the DACLT to make an approach to the planning authority to get the affordable housing percentage fixed on all significant developments. PD stated that 35% affordable housing on a larger site is already in place but that there are often ways around providing this other than building actual units. He felt there would be no harm in the CLT making a case for a number of 1 bedroom and social rented properties to be included in planning as a statutory requirement.

It was suggested that the affordable percentage of development sites should be handed over to local CLT's to undertake the provision, ensuring that the properties remained affordable on an ongoing basis. This would also take away the onus from the developer to build what they considered to be un-profitable units on larger sites.

SW felt that the difficulty lies on the willingness of landowners or developers to work with CLT's but that there would be no harm in asking that affordable percentages are referred to a CLT.

SW is happy to work with a small group of board members to go over the mapping software again to try and isolate possible development sites that may have been overlooked. PD has asked the Assets and Land team at Dorset Council for a copy of their report identifying sites which could be disposed of. The DACLT could consider requesting the transfer of the sites to the trust for development. It was agreed that IG, SW, TH and TM would act as a working group to go through the Dorchester land map. SW is to liaise with the group and arrange a meeting.

Tricia Mitchell

Steve Watson

<p>There is currently a Planning Reform white paper out to consultation. SW is to feedback to the National CLT that it would be a positive move if small sites owned by local authority are first considered for disposal to CLT's before moving to a Market Value sale.</p>	<p>Steve Watson</p>
<p><u>11) Website</u> The website developers have sent the new front page to TM with all the documents transferred from the old website.</p> <p>TM is to visit the developers and give them the new text for the webpages as a significant amount of the old site is now out of date.</p>	
<p>AC is to send TM details of another developer in case the current company are unable to complete the required work in a timely manner.</p>	<p>Alistair Chisholm</p>
<p><u>12) Treasurers Report</u> There has been no income or expenditure since the last meeting except the regular monthly web hosting cost.</p>	<p>Ian Gosling</p>
<p><u>13) Any other business</u> <u>a) E-mails</u> It was requested that board members amend the subject of e-mails prior to sending if discussing a new topic other than the title suggests. This allows easier detection when trying to find something on a particular subject.</p>	
<p><u>b) DACLT – AGM</u> IG is to look again and see if the position surrounding the holding of an AGM has changed although it was acknowledged that some charities have been carrying out their AGM's online.</p>	<p>Ian Gosling</p>
<p>IG is to check: 1) Can we legally delay until Government regulations allow gatherings? 2) How can we make sure if we do hold the meeting electronically that as many people as possible can access the meeting?</p>	
<p>SW stated that Alison Ward from Wessex CLT is able to provide support regarding online AGM's. IG is to contact her</p>	<p>Ian Gosling</p>
<p><u>c) Future Meeting Dates</u> PH is to create a list of proposed meeting dates for 2021 and circulate for adoption at the next meeting.</p>	<p>Minute Clerk</p>
<p><u>14) Next meeting</u> The next meeting will be held virtually via a Zoom Call at 5.30pm on Wednesday 18th November 2020. The link to the call will be sent out with the Agenda.</p>	<p>Minute Clerk</p>
<p>There being no other business the meeting closed at 6.30pm</p>	