

Dorchester Area Community Area Land Trust

Minutes of the Board meeting held via Zoom Call on Wednesday 23rd June 2021 at 5.30pm

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

Also Present: Paul Derrien (PD) and Steve Watson (SW),

Administration: Paula Harding (PH) – Minute Clerk

For Action

1) Apologies

Apologies were received from Theo Hawkins.

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 19th May 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) Matters arising

A letter was sent to Cllr Ferrari (Dorset Council) requesting details of the parcels of land in the Dorchester area that they considering for disposal. As yet no response has been received.

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

Following concern about the use of an area to the west of the proposed site, the architects have redrawn the plan slightly and resubmitted. The Board agreed that they were happy with the minor amendment to the drawings prior to resubmission.

PD reported that he could see no other reason why the planning permission process should be delayed any longer now that this was resolved.

The draft Section 106 agreement has also been sent to the Board for their consideration. PD is still waiting for a response from Places for People (PfP) regarding this draft agreement. He felt that they may have a concern that the S106 states that 100% of the site would be for affordable housing, however Homes England were to liaise with PfP to explain that they are happy with this as an exception to their usual requirements given that the development is linked to the DACLT.

AC suggested that a letter be sent to David Walsh (Dorset Council) and copied to Cllr Flowers as they advocate areas setting up CLT's to make the development of affordable housing easier. The experience of the DACLT is that the planning process was not made easier by being a CLT. He felt the Board should strongly press the excessive time that the planning permission process has taken for the Tennis Court site and that CLT applications should be given priority to ensure that affordable housing can be built without delay.

Tricia Mitchell

BT report that the importance of connecting with CLTs was raised at a recent cabinet meeting so we should let them know of the delays we had experienced so the process for CLTs could be streamlined.

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 has made 3 visits to the History Centre and is going through the rate books to try and establish the last known owner of the site. She felt that Mr Foyle who claims he owns the site should be approached again to provide proof of ownership, before she continues her investigations further. AC is to try and contact him again, either directly or through Tony Foot.
- Princes House building: Symonds and Sampson have established that the property is not for sale at this time, but will monitor the site and let the DACLT know if the situation changes.
- Wessex Water Site: No response has been received to the enquiries from TM. Following a further look at the site it is noted that there is a reservoir under a proportion of it, but that there is still a small area that could be developed.
- The Old Brewhouse building, Brewery Square: TM has had no response from Robert Ackland. It was agreed that this would be a difficult and costly conversion and so not suitable for the DACLT. This site is to be removed from the list.
- Garfield Avenue garages: TM wrote to Bill Wilberforce, who has now delegated this site to Mark Osborne. It is believed that Mark has since delegated this to a member of his team. PD knows Mark and will try to establish who is now managing this site for Dorset Council. TM is also to speak to Cllr Les Fry to try and get his support for the DACLT to take this site.
- Poundbury Cemetery building: TM has emailed Adrian Stuart (Town Clerk, Dorchester Town Council), to see if there has been any progress on the repurposing of this building. All previous correspondence to the Duchy on this building and attached strip of land had gone unanswered.
- ES reported that a planning application has been submitted for 4 Maumbury Road (the old Gibbs & Dandy site). The development relates at this stage just to the building sited nearest to the existing houses and is for 9 x 2 bed flats & communal garden. The Board agreed that the developers should be contacted to see if the DACLT could assist them with affordable provision for the rest of the site. TM is to write to the developer. PD is to see if he can find the pre-application advise for the site to establish what the provisional development plans are for the remaining area.

7) Website

Initial responses from those that have visited the new website have been positive. TH was thanked for his work on the getting things up to date.

**Ian
Gosling**

**Alistair
Chisholm**

**Alistair
Chisholm**

**Tricia
Mitchell**

**Tricia
Mitchell**

**Paul
Derrien**

<p><u>8) Treasurers Report</u> The balance stands at £20403. The monthly website fee has gone out, but £10 of membership subscription has been paid in.</p> <p><u>9) Membership</u> No new membership applications have been received.</p> <p><u>10) Date of AGM and next meetings</u> The next meeting will be held on the 21st July 2021 and should (if Covid restrictions are lifted) be able to be held in person. If this is possible, plans will be made at that face to face meeting for the AGM to be held at either the August or September meetings.</p> <p>TM is to look for a venue to hold the July meeting in, pending restrictions being lifted. Alternatively, if face to face meeting is still not permitted, AC will provide a Zoom link.</p> <p><u>11) Any other business</u> None</p> <p>There being no other business the meeting closed at 6.05pm with notice that the next meeting would be held on Wednesday 21st July 2021 at 5.30pm. Venue or Zoom call to be confirmed.</p>	<p>Tricia Mitchell Alistair Chisholm</p>
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