



BLANDFORD FORUM TOWN COUNCIL

To: All Town Councillors
Members of the Public & Press

Dorset Council Councillors

Dear Member

TOWN COUNCIL PLANNING MEETING

You are summoned to attend a meeting of the Town Council Planning Committee which will be held in the **Corn Exchange**, Market Place, Blandford Forum on **29th July 2019 at 7.00pm** to consider the following items.

Linda Scott-Giles
Town Clerk
22nd July 2019

A G E N D A

Prior to consideration of the following Agenda, there will be a democratic quarter of an hour, which may be extended at the discretion of the Committee, during which time members of the public may speak. During the course of the meeting, members of the public and our elected representatives from the Dorset Council may indicate they wish to speak, and, at the discretion of the Chairman, and with the approval of the Members, they may be allowed to do so on points of information only. The Committee may on occasion invite members of the public to comment on specific issues where points of information or their particular knowledge on a subject might prove of benefit to the Committee. Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status, religion, belief or disability), Crime & Disorder, Health and Safety and Human Rights. Disabled access is available.

1. Public Session
2. Apologies
3. To receive any Declarations of Interest and Requests for Dispensations
4. Minutes of the Meeting held on 24th June 2019
5. [Appendix A – New Planning Applications \(refer to draft Appendix A attached\)](#)
6. Appendix B – Dorset Council Decisions on Planning Applications and Applications Awaiting Decisions (to be displayed at the meeting)
7. Site Visits/Dorset Council Planning Meetings
8. To consider expenditure authority for a historic condition survey for the Corn Exchange (paper to follow, subject to receipt of quotations)
9. [To respond to the public consultation for the Dorset Council planning policy Statement of Community Involvement \(paper attached\)](#)

10. [To consider the removal of the green palisade fencing at the foot of the railway arches \(paper attached\)](#)
11. [To consider responding to a proposed Land Registry notice \(paper attached\)](#)
12. Clerk's Report & Correspondence

DATES OF FUTURE MEETINGS

2 nd September	Planning Meeting
9 th September	Finance & Staffing Committee Meeting
16 th September	Recreation & Amenities Committee Meeting
23 rd September	Town & General Purposes Committee Meeting
30 th September	Town Council Meeting

Minutes of the Town Council and Committee meetings are available from Blandford Library, the Town Clerk's Office and at www.blandfordforum-tc.gov.uk.

Twinned with Preetz, Germany



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Church Lane, Blandford Forum
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PLANNING APPENDIX A – NEW PLANNING APPLICATIONS
Planning Meeting on Monday 29th July 2019

	Application & Date	Application Details	Comments
1	2/2019/0783/HOUSE Mr G Paver 20 th June 2019	1 Fields Oak Infill existing covered entrance.	
2	2/2019/0817/HOUSE Mr & Mrs Whitlock 25 th June 2019	14 Peel Close Erect two storey extension	
3	2/2019/0851/FUL Dorset Healthcare University 27 th June 2019	Blandford Hospital Install replacement windows	

Previous applications:

None

To respond to the public consultation for the Dorset Council planning policy Statement of Community Involvement

Background

Dorset Council is beginning work on a new Local Plan. The Council has also drafted a Statement of Community Involvement. The consultation began on Friday 21 June.

Additional Information

Dorset Council began life on 1 April 2019, following the merger of Dorset County Council with the district/borough councils of East Dorset, North Dorset, Purbeck, West Dorset and Weymouth & Portland. As such, Dorset Council is now the local planning authority for the areas these authorities used to cover.

As the local planning authority, Dorset Council is required to produce a local plan for Dorset. When adopted, this will replace the local plans adopted by the former district and borough councils. Local planning authorities are also required to have a Statement of Community Involvement. The Statement of Community Involvement outlines how the council will involve the community on all planning matters. This includes producing a Dorset Local Plan, plans for minerals and waste, working with Neighbourhood Plan groups, and processing planning applications.

A six-week public consultation on a new Statement of Community Involvement began on Friday 21 June and runs to 02 August 2019. During this time the draft document can be viewed online at <https://www.dorsetcouncil.gov.uk/planning-policy-news>.

The consultation:

Link to the draft document: <http://www.dorsetcouncil.gov.uk/SCI>

1. Do you agree or disagree with the content in the Statement of Community Involvement?
 - Strongly agree
 - Agree
 - Neither agree nor disagree
 - Disagree
 - Strongly disagree
 - Don't know
2. Please give details of why you agree or disagree with the content in the statement of community involvement.
3. Thinking about your response to the question above, please tell us what change(s) you think would improve the document?

Sybille Maddock
Assistant Town Clerk
11th July 2019

To consider the removal of the green palisade fencing at the foot of the railway arches

Background

The Railway Arches are leased to the Town Council from the Dorset Council. The Blandford Railway Arches (BRAT) Trust wanted to restore and make the arches a usable space for the public to enjoy and to educate both residents and visitors about the railway which used to go through the town.

Report

The original idea was to have guided tours by members of BRAT and to have the arches open during events and performances. The arches would then be locked for the remainder of the time. The method of securing the arches to prevent access would be the same as it is now, which is to secure the gate in the green palisade fencing. During the works to the arches to install viewing platforms and provide a staircase it became clear from the staircase manufacturer that the fence would need to be moved out from its present location by approximately 1 metre. This would require gaining permission from the Dorset Council. A site meeting has been held with an officer who has responded positively in principle but is awaiting confirmation of the measurements. The area around the arches is maintained by the Rangers.

Some Councillors have expressed the opinion that they would rather see the fence removed completely and that the viewing platform was accessible on a 24/7 basis. This therefore is the option being presented today. BRAT have been contacted to seek their views and they are supportive of removing the fencing and allowing permanent access to the viewing platform, they also feel that this would be supported by the funder. There would be some benefit to controlling the vegetation around the arches without using chemicals with easier access for the staff if the palisade fencing wasn't present.

Health and Safety Implications

There would clearly be a number of health and safety issues to consider before allowing unrestricted access to the top of the arches on a 24/7 basis. The arches are of a height that anyone falling could suffer life changing injuries and in the case of the side adjacent to the river there is the added hazard of drowning. The arches have been an area frequented by those who have substance abuse issues and if someone drunk or under the influence of drugs went to the top the hazards are obvious, this would also apply to unaccompanied children, and there is also the risk of vandalism/graffiti etc. It has been mentioned that the dangers from the arches are no different from the bridges but from a Health and Safety perspective the bridges are required whereas the arches are not. In addition, the bridges are well used and do not present the same isolated situation to be frequented by those using alcohol or other substances.

The opinion of our external Health and Safety advisor was sought and the following response received:

“I would have thought if there was 24/7 access it would be a magnet for youngsters and vagrants, coupled with the potential falls from height and the river alongside, a foreseeable recipe for a disaster. The Town Council also has a “Duty of Care” to Members of the Public.”

In a follow up phone call from our advisor he further explained that due to the fact that the risks are obvious, and it would be difficult to mitigate them apart from with signage, it would therefore be hard to carry out an effective risk assessment.

The Town Council's insurance company has also been approached and they have confirmed that *they would expect the council to follow any guidelines set by the H&S advisors. If not followed the council may be seen as being negligent.*

Visuals

The photo below shows the existing green palisade fencing:



The photos below, provided by WDA, show the proposed staircase and railings:



Proposed view from the North



Proposed view from over the river (South)

Financial Impact

Due to the anticipated use of the arches, it is recommended that a budget is added for general maintenance. In addition, Councillors are asked to approve up to £5,000 so that officers are able to manage the relocation of the green palisade fencing to accommodate the staircase or to remove the fencing and introduce a gate and some safety fencing on the staircase instead.

Recommendation

Due to the advice given by the Town Council's Health and Safety advisor officers cannot recommend the removal of the fencing and allowing the top of the arches to be accessible on a 24/7 basis.

It is for Councillors to consider the removal of the green palisade fencing around the railway arches and associated expenditure authority and to budget for ongoing maintenance now the site will be used more than previously.

Jon Goodenough
Operations Manager
22nd July 2019

To consider responding to a proposed Land Registry notice

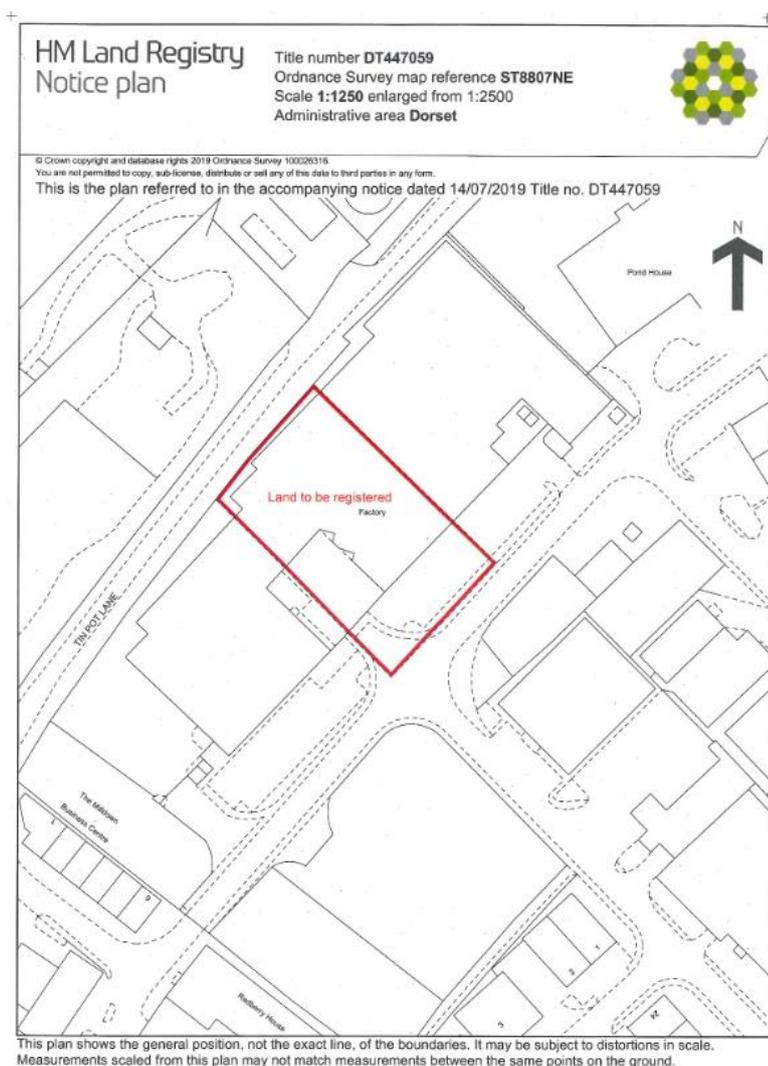
Background

The Town Council has received a notice of a proposed registration at land on the south east side of Tin Pot Lane.

Additional Information

The application is to register the freehold interest at land on the south east side of Tin Pot Lane in the name of Hospital Metalcraft Limited. The company has confirmed that due to failing to obtain the original documents they must apply again.

The Applicant is registered as proprietor of land that adjoins the land sought to be registered pursuant to transfers made by BFTC.



Recommendation

Councillors should consider if they have any objections to this application.

Sybillie Maddock
Assistant Town Clerk
18th July 2019