



BLANDFORD FORUM TOWN COUNCIL

To: All Town Councillors
Members of the Public & Press

District & County 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 **11th March 2019 at 7.00pm** to consider the following items.

Linda Scott-Giles
Town Clerk
6th March 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 Council, during which time members of the public may speak (Public Bodies (Admission to Meeting) Act 1960 Section 1 extended by the Local Government Act 1972 Section 100). During the course of the meeting, members of the public and our elected representatives from the County and District Councils 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 Council 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 Council. 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 4th February 2019
5. Appendix A – New Planning Applications (refer to draft Appendix A attached)
6. Appendix B – NDDC Decisions on Planning Applications and Applications Awaiting Decisions (paper to be displayed)
7. Site Visits/NDDC Planning Meetings

Twinned with Preetz, Germany



Town Clerk's Office
Church Lane, Blandford Forum
Dorset DT11 7AD



LOCAL COUNCIL
AWARD SCHEME
QUALITY GOLD

Twinned with Mortain, France



Tel: 01258 454500 • Fax: 01258 454432
Email: admin@blandfordforum-tc.gov.uk
www.blandfordforum-tc.gov.uk

8. To consider responding to Newquay Town Council National Parking Enforcement Survey (paper attached)
9. To consider nominating a representative to make a statement regarding the Motion put forward by Cllr Bartlett from Wimborne Town Council to the Shadow Council asking for robust engagement, on an ongoing basis, in respect of future service provision by the Dorset Council (refer to email sent to Councillors by the Town Clerk)
10. To consider consenting to the appointment of Mr. Terry Kemmann-Lane as Examiner for the Blandford+ Neighbourhood Plan (paper attached).
11. Clerk's Report & Correspondence

DATES OF FUTURE MEETINGS

18 th March	Finance & Staffing Committee Meeting
25 th March	Town Council Meeting
15 th April	Annual Town Assembly (Corn Exchange) at 6.30pm followed by Planning Meeting at 7.30pm

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



Town Clerk's Office
Church Lane, Blandford Forum
Dorset DT11 7AD



Twinned with Mortain, France



Tel: 01258 454500 • Fax: 01258 454432
Email: admin@blandfordforum-tc.gov.uk
www.blandfordforum-tc.gov.uk

PLANNING APPENDIX A – NEW PLANNING APPLICATIONS

Planning Meeting on Monday 11th March 2019

	Application & Date	Application Details	Comments
1	2/2018/1836/FUL Mr M Foot 28 th January 2019	37A Dorset Street Erect 2 No. dwellings and convert storage buildings at rear into garden rooms / stores (demolish existing frontage building).	
2	2/2019/0108/HOUSE Mr Camp 14 th February 2019	47 Queens Road Erect single storey rear extension (demolish existing conservatory).	
3	2/2019/0092/HOUSE Mr K Strafford 14 th February 2019	8 Anne Close Erect single storey rear extension and single storey extension to side of garage linking with existing dwelling (demolish existing single storey extension).	
4	2/2018/1590/REM Bellway Homes (Wessex) Ltd 18 th February 2019	Land South West Of, Blandford Forum Bypass, Blandford St Mary Erect 203 No. dwellings with garages, parking and associated infrastructure. (Reserved matters application (Phase 1) to determine appearance, landscaping, layout and scale, following grant of Outline Planning Permission No. 2/2015/1935/OUT).	Comment from Planning Officer: There will be an at-grade light controlled pedestrian crossing (Island Toucan) for the A354 and a zebra crossing for the Bournemouth Road. These were agreed at outline stage under 2/2015/1935/OUT and so are not being considered under the current reserved matters application. At the outline stage alternative means of crossing were investigated and the toucan crossing decided upon as being the most suitable. It is also proposed to change the speed limit on the approach to the roundabout along the A354 from the National Speed Limit to 50mph.
5	2/2019/0067/FUL Le Sage Associates 20 th February 2019	Unit 2, Former 44 - 48 East Street Change of use from Retail (Class A1) to Restaurant (Class A3). Carry out internal alterations to increase size of unit.	
6	2/2019/0212/LBC Mr R Budd 26 th February 2019	40A Salisbury Street Erect single storey rear extension and carry out associated internal and external alterations.	
7	2/2019/0211/HOUSE Mr R Budd 26 th February 2019	40A Salisbury Street Erect 1 No. single storey rear extension	

PLANNING APPENDIX A – NEW PLANNING APPLICATIONS

Planning Meeting on Monday 11th March 2019

	Application & Date	Application Details	Comments
8	2/2019/0163/VARIA Mr A Thomas 27 th February 2019	28 Larksmead Erect first floor side extension. Variation of condition no 2 of planning Permission 2/2018/1025/HOUSE Amend approved drawings Proposed Floor plan _ Elevation no DR02 _ DR05 Condition Number(s): Variation to Design Conditions(s) Removal: Wish to alter the design	
9	2/2019/0134/LBC N/A 4 th March 2019	24 Market Place Repair existing shopfront and address damp penetration. Reinforce and repairs to supporting beam, repair garden wall and carry out associated internal and external alterations.	

Previous applications:

		Town Council	North Dorset District Council
2/2015/1935/OUT Blandford St Mary Homes Ltd 23 rd December 2015	Land South West Of, Blandford Forum Bypass, Blandford St Mary Develop land by the erection of up to 350 dwellings and community uses (commercial and non-commercial), including vehicle access from A350, public open spaces, play areas, car parking, including ancillary works and associated infrastructure, (outline application to determine access).	The Town Council has no objections to the application providing the pedestrian access from the development site to the Town Centre is re-assessed, as a toucan crossing over the bypass is not considered acceptable.	Approved
2/2018/1568/VARIA N/A 5 th November 2018	Former 44 - 48 East Street Subdivide existing retail premises into four retail shop units. (Variation of condition 2 to allow two small shop units to be combined into one larger shop unit).	No Objection	Approved
2/2018/1025/HOUSE Mr Thomas 4 th Sept 2018	28 Larksmead Erect first floor side extension.	No Objection	Approved

To consider responding to Newquay Town Council National Parking Enforcement Survey

Details from Newquay Town Council:

Newquay Town Council is preparing to submit a request under the Sustainable Communities Act in relation to allowing local (parish and town) councils the power to enforce civil parking regulations. This will be supported by NALC which has also had a long-standing policy position on this matter for some years.

In Newquay we have significant issues with anti-social on-street parking, which is compounded by a lack of enforcement in more remote or residential areas. This is creating serious safety issues, particularly at junctions or along narrow streets – preventing access to emergency services. Whilst a year-round issue, as a tourist destination, this worsens during the summer months where our road network is brought to a standstill.

Newquay is also embracing devolution and local service provision and as a result, has taken over land and some car parks as a means of generating income or providing important local facilities. However, with the lack of enforcement powers, we have been unable to manage these assets effectively. This is mainly due to an increasing number of drivers deciding to ignore the terms of use and flouting the rules – especially when they know we are unable to enforce them.

These are unsustainable and growing problems in Newquay and we believe most other local councils will suffer similar issues.

Survey:

1. Which council are you representing?

Blandford Forum Town Council

2. In which county is your council located?

Dorset

3. Do you have problems with on street parking in your Parish?

- Yes
- No
- Sometimes
- Not sure

4. Do you believe there is enough on street parking enforcement happening at the moment?

- Yes
- No
- Not sure

5. Would your town/parish council support greater powers to enforce on street parking restrictions in your parish?

- Yes
- No
- Not sure
- Other (please specify)

6. Please select the options which apply to your parish/town council.

- We own or manage a car park/we own or manage multiple car parks
- We acquired a car park through devolution from our principal council(s)
- We own land that does suffer from illegal parking
- We own land that doesn't suffer from illegal parking
- We don't own any car parks but would if we had greater enforcement powers
- We don't own a car park and not planning to/don't want to
- We don't own any land/open spaces
- Not sure

7. Please select the statements that your council supports.

- Greater powers to control parking for local town and parish councils are needed
- A lack of local enforcement is a problem that needs addressing in our area
- Town and parish councils are more accountable and therefore would be more effective at enforcing parking restrictions in our areas
- Land owned by our town/parish council is becoming a target for those who don't want to park in more appropriate locations
- Town and parish councils should be able to enforce on-street parking restrictions
- Town and parish councils should have a greater say on what on-street parking restrictions are implemented
- Town and parish councils should be able to implement parking restrictions on land owned/managed by that council
- A lack of enforcement powers is a barrier to devolution
- Cuts to funding from Central Government have had a negative impact on enforcement levels

8. Would your council support greater powers to enforce parking restrictions in car parks in your area that you do not own / are not taking on?

- Yes
- No
- Not sure

9. Does the current lack of parking enforcement powers put your council off devolution of car parks or land?

- Yes
- No
- Not sure

10. Do you have any further comments or observations on the issue of parking enforcement that you feel we need to consider or include in our request?

To consider consenting to the appointment of Mr. Terry Kemmann-Lane as Examiner for the Blandford+ Neighbourhood Plan.

Background

North Dorset District Council are currently liaising with Trevor Roberts Associates (Town Planning Consultants) re. the appointment of an examiner for the Blandford+ Neighbourhood Plan. The aim is to commence the examination as soon as practicable after the public consultation has concluded.

Trevor Roberts Associates and NDDC have indicated that, in principle, Mr. Terry Kemmann-Lane would be available to undertake the examination of the B+NP from the middle of April onwards.

Mr. Kemmann-Lane has recently examined the Pimperne and Sturminster Newton Neighbourhood Plans. He also examined NDDC's CIL Charging Schedule. He is an experienced, high quality examiner and NDDC have indicated they would be happy for him to undertake the examination. Mr. Kemmann-Lane's CV is attached.

Whilst it is within the rights of the Council (as the Qualifying Body) to go back to NDDC and ask for an alternative option in order to make a comparison, Mr. Kemmann-Lane's knowledge of North Dorset could be of advantage to the B+NP, especially in light of the comments he made in the Pimperne NP examination regarding the land to NE Blandford:

"it is important to recognise that Blandford Forum is a major settlement within North Dorset District, needing to accommodate strategic growth. The part of this site that is within PNP area could be accommodated sensitively whilst retaining an important landscape gap between Blandford Forum and Pimperne."

The Steering Group have worked closely with Ed Gerry throughout the development process, and believe that NDDC is now fully committed to the success of B+NP. It is for this reason, and for the sake of expediency, that the Steering Group are happy to accept NDDC's steer in this matter.

Recommendation:

That the Planning Committee (Town Council) consent to the appointment of Mr. Terry Kemmann-Lane as Examiner for the Blandford+ Neighbourhood Plan.

Sally Gardner

Blandford+ Facilitator

6th March 2019.