

**BLANDFORD FORUM TOWN COUNCIL**  
**Minutes of Town Council Planning Meeting**  
**Held on Monday 5<sup>th</sup> October 2020 at 7:00pm online using Microsoft Teams**



**PRESENT**

Cllr P Clark – Chairman  
Cllr L Lindsay – Chairman of Council  
Cllr A Cross  
Cllr H White  
Cllr S Hitchings  
Cllr N Lacey-Clarke  
Cllr H Mieville  
Cllr R Holmes - arrived at 7.02pm

Cllr R Carter – Vice Chairman  
Cllr L Hitchings – Vice Chairman of Council  
Cllr P Osborne  
Cllr C Stevens  
Cllr J Stayt  
Cllr C Jacques  
Cllr B Quayle

**IN ATTENDANCE**

Town Clerk  
Nicci Brown – Press

Assistant Town Clerk

**30. PUBLIC SESSION**

No members of the public were in attendance.

**31. APOLOGIES**

None

**32. TO RECEIVE ANY DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**

None had been submitted.

**33. MINUTES OF THE MEETING HELD ON 7<sup>TH</sup> SEPTEMBER 2020**

It was PROPOSED by Cllr Cross, SECONDED by Cllr Stevens and AGREED (14 in favour, 1 abstention) that the Minutes be APPROVED and SIGNED. These minutes will be signed at the next earliest opportunity.

**34. APPENDIX A – NEW PLANNING APPLICATIONS**

The paper was noted (see Appendix A).

**34.1 2/2020/0166/LBC – 9<sup>th</sup> September 2020 – N/A – 5 Sheep Market Hill – Regularisation of works to replace front door and carry out all internal and external alterations associated with this**

It was PROPOSED by Cllr Carter, SECONDED by Cllr Cross and AGREED (14 in favour, 1 against) that

**The Town Council has no objections to the application as this is an improvement to the dwelling in a conservation area.**

**ACTION: TOWN CLERK**

**34.2 2/2020/1215/HOUSE – 11<sup>th</sup> September 2020 – Ms E Brake – The Little House, The Close – Erection of single storey rear extension**

It was PROPOSED by Cllr Stayt, SECONDED by Cllr Cross and AGREED unanimously that

34.2 2/2020/0215/HOUSE – 11<sup>th</sup> September 2020 – Ms E Brake – The Little House, The Close – Erection of single storey rear extension (cont.)

**The Town Council has no objections to the application, subject to the Conservation Officers approval. The application meets the standards within the B+ NP policy B11 (i, ii and iii).**

**ACTION: TOWN CLERK**

34.3 2/2020/0973/HOUSE – 15<sup>th</sup> September 2020 – Mr D Yates – 4 Warrington Walk – Erection of decking (retrospective)

It was PROPOSED by Cllr Quayle, SECONDED by Cllr Lacey-Clarke and AGREED unanimously that

**The Town Council has no objections to the application as it does not impact on neighboring amenities.**

**ACTION: TOWN CLERK**

The Chairman decided to take agenda item 5.4 and 5.5 together.

34.4 2/2020/1216/FUL and 2/2020/1217/LBC – 22<sup>nd</sup> September 2020 – Mr A Shepherd – 1 Market Place – Change of use from office space to 1 no. self-contained flat at ground floor level

It was PROPOSED by Cllr Carter, SECONDED by Cllr Mieville and AGREED (12 in favour, 1 against, 2 abstentions) that

**The Town Council objects to the application as it conflicts with B+ NP Policy B8 - Blandford Forum Town Centre, in particular with the following: -**

- Paragraph 3... ‘The loss of established ground floor retail floorspace or an active frontage as a result of a change of use in the primary shopping area will be resisted.’
- Paragraph 5 ... ‘All proposals in the town centre should retain or create...an active street frontage and should seek to enhance the public realm ....to enhance the vitality of the Town Centre and increase pedestrian footfall.’
- Paragraph 5.47 states: ‘This policy complements Local Plan Policy 12 by defining the Town Centre and primary shopping frontage of Blandford Forum’. The Local Plan allows for a NP to review its frontages and ...make such changes.’

**The policy effectively anticipates the changes of classes of use in: ‘The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (September I 2020 No.757) with 1 Market Place, Blandford Forum now being subsumed in Class E (Commercial business and Service). The proposal to convert part of the ground floor of the property into residential is not only against the spirit of the Act and B+ NP (to increase vitality of the town centre) but compromises the commercial viability of the property, by considerably reducing the available space for the multiplicity of uses in Class E.**

**Therefore, the applicant’s citing of the NPPF (February 2019) paragraph 192 ... ‘ a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;..’ not only does not apply in this case, but is indeed contrary to it in that the proposal will not increase the ‘economic vitality’ of the town centre’ nor make a ‘positive contribution’.**

34.4 2/2020/1216/FUL and 2/2020/1217/LBC – 22<sup>nd</sup> September 2020 – Mr A Shepherd – 1 Market Place – Change of use from office space to 1 no. self-contained flat at ground floor level (cont.)

**Whilst BFTC is mindful of the on-going detrimental effect on town centre commerce brought about by the Coronavirus pandemic, we feel that post pandemic economic recovery, and with the changes of use permitted to town centre properties allied to property developments already underway, will increase the attractiveness to businesses within Class E, (including 1 Market Place, Blandford) and ultimately lead to increased sustainability and vitality of Blandford Forum Town Centre.**

**ACTION: TOWN CLERK**

35. **APPENDIX B – DORSET COUNCIL DECISIONS ON PLANNING APPLICATIONS AND APPLICATIONS AWAITING DECISIONS**

The paper was displayed (see Appendix B).

36. **SITE VISITS/DORSET COUNCIL PLANNING MEETINGS**

The Assistant Town Clerk reported that the next Northern Area Planning meeting scheduled for 13<sup>th</sup> October has been withdrawn.

37. **TO CONSIDER THE WORKING GROUP RESPONSE TO THE GOVERNMENT CONSULTATION ‘PLANNING FOR THE FUTURE’**

The paper was noted (see Appendix C).

Cllr Carter thanked Cllrs Mieville and White for their participation in preparing the responses.

It was PROPOSED by Cllr White, SECONDED by Cllr Mieville and AGREED (14 in favour, 1 abstention) that

**The Town Council approves for the proposed responses to be submitted.**

**ACTION: TOWN CLERK**

38. **CLERK’S REPORT AND CORRESPONDENCE**

The paper was noted (see Appendix D).

38.1. Bats at Nordon – Following the Planning Committee meeting on 7<sup>th</sup> September a letter was sent by Cllr Carter, on behalf of the Town Council to NET, advising them of bat activity near Nordon. A response has been received, which was forwarded to all Councillors. A Thank You letter has been sent in return.

38.2 19<sup>th</sup> October Town Council Meeting – The Town Clerk sent a request to Councillors to move the next Town Council meeting from 19<sup>th</sup> October to Monday 26<sup>th</sup> October. All Councillors have confirmed they agree to the change.

The meeting closed at 7:50pm.

SIGNED: ..... DATED: .....