



BLANDFORD FORUM TOWN COUNCIL

To: All Town Councillors
Members of the Public & Press

Dorset Council Councillors

Dear Member

PLANNING MEETING

You are invited to attend a meeting with a Scheme of Delegation in place, which will be held **online** using Microsoft Teams on **Monday 24th May 2021 at 7.00 pm** to consider the following items.

Linda Scott-Giles
Town Clerk
18th May 2021

A G E N D A

The legislation introduced by the government, to allow for online meetings during the pandemic, ceased on 6th May 2021 and the facility to meet and make decisions using virtual meeting arrangements is no longer lawful. A Scheme of Delegation to the Proper Officer of the Town Council was therefore approved on 26th April 2021 (Section 101 of the Local Government Act 1972), and – for full openness, transparency and democracy – Councillors will hold discussions in an online meeting to enable the Proper Officer to make informed decisions.

Members of the public are invited to join the meeting by [clicking here](#). If, as a member of the public, you wish to speak in the Public Session, please notify the Town Clerk prior to the meeting via admin@blandfordforum-tc.gov.uk or 01258 454500.

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.

All in attendance should be aware that filming, recording, photography or otherwise may occur during the meeting.

1. Public Session
 - 1.1 Dilys Gartside – 20's Plenty for Dorset
2. Apologies
3. To receive any Declarations of Interest and Requests for Dispensations (please notify the Town Clerk prior to the meeting)
4. [To retrospectively note applications considered by email since the last Planning meeting](#)
5. [Appendix A – New Planning Applications](#)
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. [Clerk's Report & Correspondence](#)

9. To consider and respond to the proposal from 20's Plenty for Dorset
10. [To receive plans and consider the list of requirements for the community hall in the northern part of the town from Wyatt Homes](#)
11. [To discuss and consider marketing and road names for the development at Nordon](#)
12. [To consider a request to install a bench in Holland Way](#)
13. [To consider a grant application from the Blandford Royal British Legion](#)
14. [To respond to the premises approval relocation application for the Blandford Group Practice](#)
15. [To consider responding to the Technical Consultation on the Consequential Changes to the Permitted Development Rights](#)
16. Confidential

The public and press may be excluded from the meeting on the grounds that publicity might be prejudicial to the public interest as per the Public Bodies (Admission to Meetings) Act 1960.

- 16.1 To respond to the Dorset Council on an initial consultation regarding the annual review of pedestrian crossings (confidential item at this stage of consultation – as requested by the Dorset Council)

DATES OF FUTURE MEETINGS

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|-----------------------|--|
| 31 st May | Bank Holiday |
| 7 th June | Finance & Staffing Committee Meeting |
| 21 st June | Town Council Photograph at 6.30pm/Town Council Meeting (Trust AGM) 7pm |

Minutes of the Planning meeting 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

To retrospectively note applications considered by email since the last Planning meeting

	Application & Date	Application Details	Response submitted to the Dorset Council
1	P/HOU/2021/00310 Mr T Holder 12 th April 2021	<u>41 Queens Road</u> Erection of a two storey rear extension, and demolition of rear porch	The Town Council has no objection to this application. The building is in the Victorian and Edwardian conservation area of Blandford Forum and the design of the extension, in an already extended property and with the materials chosen consistent with B+ NP Policy B11 I, and ii, as it reflects the scale and character of the building itself and those around it and regularises the building form. There will be no harmful impact on the roofscape of the area nor loss of amenity for neighbours. The extension is consistent with others carried out in the area. Therefore, there will be no harm to the conservation area.

PLANNING APPENDIX A – NEW PLANNING APPLICATIONS
Planning Meeting on Monday 24th May 2021

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
1	P/FUL/2021/00356 Spice India 20 th April 2021	<u>29 Salisbury Street</u> Replacement of kitchen extractor vent	B8 – Town Centre Boundary and Primary Shopping Area
2	P/LBC/2021/00357 Spice India 20 th April 2021	<u>29 Salisbury Street</u> Replacement of kitchen extractor vent	B8 – Town Centre Boundary and Primary Shopping Area
3	P/HOU/2021/00746 Mr & Mrs Christopher 29 th April 2021	<u>16 Marston Close</u> Two storey side extension	
4	P/HOU/2021/00333 Mr L Tetley 5 th May 2021	<u>153 Salisbury Road</u> Remove & replace roof to form a first floor and erection of two storey rear extension	
5	P/FUL/2021/00559 Elmform Limited 6 th May 2021	<u>Hilliers Court North Place</u> Erection of bin storage shed	B11 – Managing Design in the Conservation Area
6	P/FUL/2021/00666 EBELL LTD 10 th May 2021	<u>15 Orchard Street</u> Conversion of rear ground floor to 2no. flats & conversion of ground floor and basement to 1no. maisonette flat	B11 – Managing Design in the Conservation Area
7	P/RES/2021/01217 McCarthy and Stone & Homes England 12 th May 2021	<u>PLOT 3 The Brewery Bournemouth Road Blandford St Mary</u> Erect building comprising 45 No. retirement apartments (category II type) with communal facilities and car parking. (Reserved matters application to determine access, appearance, landscaping, layout and scale; and to discharge condition nos. 1, 3, 4, 7, 9, 10, 16, 18, 19, 23, 24 & 27 of Outline Planning Permission No. 2/2017/1706/VARIA).	B12 – Blandford St Mary

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
8	P/PAOD/2021/01378 Euro Prop Ltd 11 th May 2021	7A Salisbury Street Change of use of first & second floors from Offices (B1(a)) to 4 No. Dwellings (C3)	<p>BFTC is being notified for information purposes. This application is not a planning application but a request for a legal determination of the Council as to whether or not Prior Approval is required for the proposal.</p> <p>Whilst the Town Council are able to make comment on the application these comments must be received by 01/06/2021 as these applications are time restricted. Please also note that only comments regarding:</p> <ul style="list-style-type: none"> (a) transport and highways impacts of the development (b) contamination risks on the site (c) flooding risks on the site (d) impacts of noise from commercial premises on the intended occupiers of the development (e) the provision of adequate natural light in all habitable rooms of the dwelling/houses <p>can be taken into consideration as provided the proposal meets the criteria of the GDPO the above sections are all that we; as planning officers are able to assess.</p>
9	P/DCC/2021/01597 Minerals & Waste 14 th May 2021	P/DCC/2021/01597 Development of a waste management centre for the bulking and transfer of waste and recyclables, comprising a covered waste transfer	B3 - Employment

Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
	station, with waste storage, sprinkler tank and pump house, and a split-level household recycling centre with vehicle unloading bays and partially covered central yard, a dedicated 're-use centre', WEEE storage building, office building, staff parking area, weighbridge and associated landscaping. Formation of new access from A350.	

Previous Applications:

Application & Date	Application Details	Town Council	Dorset Council
2/2020/0208/FUL and 2/2020/0209/LBC March 2020	29 Salisbury Street Replacement of extractor vent to rear elevation of building and carry out associated internal and external alterations.	No objection, as this is a modernisation of an existing feature, B+NP policy B8 (All proposals for development or a change of use must sustain and enhance the character or appearance of the Conservation Area.)	Granted
2/2020/0189/HOUSE Mr L Tetley 22 nd May 2020	153 Salisbury Road To create a second floor and replace the roof to include two storey extension.	No objection. Although the plan seeks to considerably modify the existing building, there is no loss of amenity to adjoining properties and the proposal matches in design and height, other dwellings along this road.	Withdrawn
2/2019/0386/HOUSE Mr M Ballard 14 th June 2019	15 Orchard Street Erect detached double garage [demolish existing retrospective).	The Town Council objects to the application due to overdevelopment in a conservation area as well as the size, structure and materials used.	Granted
2/2018/1044/HOUSE Mr M Ballard 2 nd August 2018	15 Orchard Street Erect detached double garage (demolish existing) (retrospective).	The Town Council objects to the application due to its overdevelopment of its design, style and size in a conservation area.	Withdrawn

<p>2/2017/1706/VARIA Mr Bruce Voss 4th December 2017</p>	<p>The Brewery, Bournemouth Road Blandford St Mary Develop land by the erection of residential development, comprising a mix of new buildings and restoration, extension and conversion of existing brewery buildings. Modify existing / create vehicular / pedestrian access points, access roads and car parking; ancillary engineering and other works including drainage proposals, raising ground levels, landscaping and elevation changes to existing brewery and commercial buildings - outline application with access to be approved for whole site, together with scale, layout and appearance for the restoration, extension and conversion of existing brewery buildings for residential use and for elevation changes to existing brewery and commercial buildings (demolish existing buildings). (Outline application to determine access). Proposed amendment to condition wording to allow a phased approach for delivery of demolition and development works. Application to vary (i) Condition 4 in relation to the approved drawings insofar as they relate to the development of the rear wing of the existing brewery building, (ii) Conditions 3, 6-13, 20, 23-28 & 30 insofar as they relate to the triggers for commencement of works in relation to the phased delivery of demolition, development and occupation, as described in the applicant's submitted document "Planning Conditions Schedule ref 2/2015/1269/OUT - Proposed Amended Wording", and (iii) updated plan or report references in conditions 14, 22 and 26.</p>	<p>No vote took place</p>	<p>Granted</p>
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Clerk's Report & Correspondence

Blandford + Neighbourhood Plan – The Plan has passed the referendum with 2,054 votes in favour and 394 votes against. The Plan is due to be formally made (adopted) by Dorset Council at its cabinet meeting on 22nd June 2021.

Badbury Heights Public Art – The artist has attended the site on Monday 10th May to replace the strips which needed updating and Cllrs Lindsay and Osborne officially opened the Public Art on Thursday 13th May.

Blandford Bridge Continuation of Repair Work – The Dorset Council are planning to complete the repairs to Blandford Bridge from 24th May 2021 to 18th June 2021. Strengthening work, masonry and concrete repairs were carried out in 2017 and 2019. The remaining work comprises stonework repairs to the upstream cutwaters. So that the work may be carried out safely, the road will be temporarily reduced to a single lane over the bridge with traffic controlled by portable traffic signals. The signals will be in operation Monday to Friday between 09:30 and 15:30 (outside of peak hours).

Bellway Blandford St Mary - Latest programme of works – We have received notification from Dorset Council Highways that the following phases will be carried out as follows:

Phase 2 – A354 S38 Entrance works will continue during the day using temporary two-way signals until 24th May 2021.

Phase 3 - A354 Toucan works at Badger Roundabout. Multiway signals will be in operation overnight between 25th May 2021 and 5th August 2021. Dorset Council Highways have requested for Bellway to look at their programme and wherever possible carry out the noisiest tasks at the start of their night shift at 7pm.

To receive plans and consider the list of requirements for the community hall in the northern part of the town from Wyatt Homes

Background

The Town Council held informal discussions on the requirements of the hall and a list has been drawn up. This list has been shared with Wyatt Homes previously. However, a formal resolution from the Town Council is required.

Further Information

Requirements previously drawn up by the Town Council:

Combination of BFTC requirements and local GP practice:

- a community hall space large enough for group activities to take place and perhaps large enough as a wedding venue
- a small stage
- sound system
- excellent Wi-Fi facilities
- a fitted kitchen (large enough to be used as a bar on occasions(?))
- stackable and storable chairs and tables
- adequate storage for these and other equipment (perhaps more than would normally be envisioned for such as space to accommodate the health-related activities equipment)
- toilet, including disabled, and baby changing facilities
- an outside space area (?)
- if one storey then additional office space and meeting room for hire; if two storeys, then these rooms should be upstairs
- sufficient parking with disabled spaces to avoid overspill on to the local estate roads
- community hall to be owned and administered by BFTC (1)*
- Local GP Practice to (perhaps) block hire the hall to enable current and future health (2)* and fitness related activities to take place. (this will ensure some income)
- Open to other groups and organisations to maintain commercial viability
- Wide doors/double doors etc to facilitate disabled access

1* the local surgery has made it clear that they do not have the resources to own and operate the hall.

2* The surgery were unable to give us precise time requirements, but it seems likely that the PCN would be running and co-ordinating activities with various groups currently operating in the parish rooms and that the surgery would be a regular paying user. The practice would like to have priority block bookings.

B+ Neighbourhood Plan Policy B7 – Health Provision

5.44 This policy makes provision to accommodate new or extended GP facilities and facilities that provide health and wellbeing services. The policy reflects Policy 14 and 16 of the adopted Local Plan. A priority for North Dorset is to ensure people, particularly older people, are healthy, active and lead independent lives. Health and well-being facilities are able to provide a range of community services closer to the people they serve and do not require a GP practice setting. (for example, the Ryde Health and Wellbeing Centre on the Isle of Wight)

Wyatt Homes sent details of the community hall built in Charminster. The main hall was sized to accommodate 2x badminton courts or a volleyball court, but this can be adjusted to suit the intended uses.



WYATT HOMES A member of the Taylor Wimpey Group	
Client/Draw Name	Charminster Community Centre
Client	Charminster
Year/Phase	2023
Drawings	Floor and Sections, Community Hall
Project/Phase	Planning
Drawn by	DA
Checked by	DA
Scale	1:100 @ A3
Project/Phase	2023-P-100
Sheet	8

Member might find this design guidance note for community halls produced by Sport England of interest <http://direct.sportengland.org/media/4336/village-and-community-halls.pdf>

The presentation, shared with Town Councillors at the informal meeting on 12th April was sent to all Councillors separately with this agenda.

Recommendation

Councillors should consider the information provided and decide on the final list of requirements for the community hall including the size of the hall.

Sybille Maddock
 Assistant Town Clerk
 11th May 2021

To discuss and consider marketing and road names for the development at Nordon

Background

The developer for this site has contacted the Town Council as they are currently holding discussions about the marketing name and the road names for this development.

Further Information

The developer has asked for any suggestions from the Town Council and possibly the community. They have discussed implementing the use of 'Nordon' within the name, but all suggestions for the development and road names are welcome. The developer is looking for one road name but is happy to receive more suggestions in case the local authority does not approve.

Recommendation

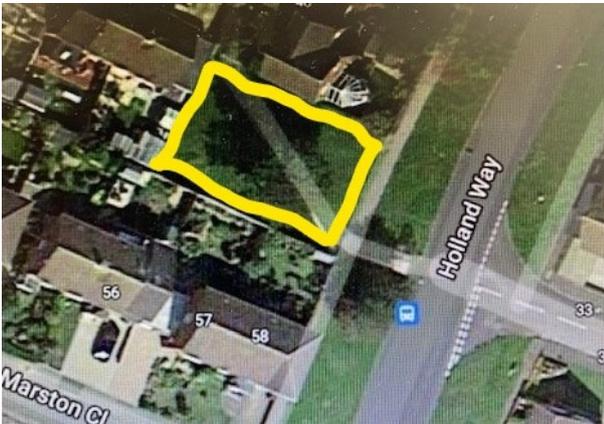
Councillors should consider if they wish to put forward a name for the development as well as road names.

Sybille Maddock
Assistant Town Clerk
4th May 2021

To consider a request to install a bench in Holland Way

Report

A request has been received from a resident to install a bench adjacent to Holland Way, they would like it to be within the area marked yellow on the picture below.



The bench would be in memory of their parents and grandparents who farmed the land between the 1940's and 1960's prior to the land being developed into the residential and industrial area now known as Holland Way.

The family have contacted the contractor who fabricated the metal WW1 and WW2 memorial benches and they have confirmed that they are able to manufacture, supply and deliver a bench for fixing and securing at the agreed site.

If Councillors agree to this request the exact location of the bench within the site outlined can be agreed with staff prior to installation. There are no benches situated here presently.

Recommendation

It is recommended that Councillors decide if they wish to allow the installation of a bench in the location shown.

Jon Goodenough
Operations Manager
26th April 2021

APPLICATION FOR A GRANT

Name of Organisation	BLANDFORD ROYAL BRITISH LEGION
Registered Charity Number (if applicable)	219279
Contact Name	Mr Terry Clarkson
Address	
Daytime Telephone Number	
Email Address	blandford.chairman@rbl.community
Purpose of Organisation	British Legion, charity providing financial, social and emotional support to members and veterans of the British Armed Forces, their families and dependants.
Amount Requested	£150.00
Is this a Green Grant? <small>Delete as appropriate</small>	N
Purpose of Request	<p>Armed Forces Day is on the 26 June 2021, we will be holding an event to celebrate, and also to engage and embrace the local community as we continue to emerge out of lock down</p> <p>The event will begin with an opening service and a dedication of a standard, there will be exhibitions from the RBL Branch and the veterans breakfast club, the veterans forge as well as SSAFA</p> <p>Also the women's section will have cream teas, and a brick a brac stall. we hope to have the garrison involved in some way, and the Ghurkha community we can advise as and when they become involved.</p> <p>The money would be used to purchase a display stand that could be used for the event, and any future displays</p> <p>and a portion of the money would be used to offset printing costs to publicise the event.</p> <p>I have the following details:</p> <p>A 6 panel folding display board with carry bag from XL Displays.co.uk will cost £107.40 Inc VAT But not including shipping</p> <p>We don't have the full printing cost as yet, but estimated 20-30 covering posters, A3 laminating as well as ink.</p>
How many Blandford Forum residents will benefit directly?	450 plus
Any further relevant information	We hope that the mayor of Blandford will attend to open the event.
Signed: Bkelly	Dated: 30/4/21

To respond to the premises approval relocation application for the Blandford Group Practice

Background

An application has been received for The Blandford Group Practice to be able to dispense to eligible patients at proposed new premises at Shottsford House, Heddington Drive. A doctors' surgery can only give patients medicines prescribed by doctors and/or nurses at the practice if it has NHS England's permission. The application was shared with Councillors via email on 5th May 2021.

Further Information

Blandford Forum Town Council is being invited to make comments on the application before NHS England takes a decision on whether the doctors' surgery can start dispensing the prescriptions of the patients at the new premises. Any comments must be received before the end of the 45-day period mentioned in the letter, which is 19th June. Applications are not confidential. Any comments received will be sent to the doctors' surgery. They will have a chance to respond to us about those comments. When it comes to make a decision, NHS England will consider any comments it receives and any response to those comments from the applicant.

What would happen if permission is given?

If permission to the doctors' surgery is given it does not automatically mean the doctors' surgery can start dispensing to its patients when it moves to its new premises. Firstly, local pharmacies may be able to appeal against the decision. Appeals are dealt with at national level by NHS Resolution. Secondly, an application may be received for a pharmacy within 1.6km of the doctors' surgery. If no appeals are received or if they are rejected by NHS Resolution, and there is no pharmacy application within 1.6km of the doctors' surgery, then the doctors' surgery will be able to start dispensing from its new premises. But if there is a pharmacy application within 1.6km of the doctors' surgery then it will need to wait and see what happens to that application. If it is granted and the pharmacy opens the doctors' surgery will not be able to dispense to its patients from its new premises. But if the pharmacy application is refused or if the pharmacy doesn't open then the doctors' surgery will be able to dispense to its patients from its new premises.

Recommendation

Councillors are requested to consider the application and respond accordingly.

Sybille Maddock
Assistant Town Clerk
11th May 2021

To consider responding to the Technical Consultation on the Consequential Changes to the Permitted Development Rights

Background

The 2020 Supporting housing delivery and public service infrastructure consultation invited views on new and amended permitted development rights, and the proposed approach to consequential changes following the reform of the Use Classes Order. To fulfil the commitment in the government response a further consultation has now been published: <https://www.gov.uk/government/consultations/technical-consultation-on-consequential-changes-to-permitted-development-rights>

Further Information

The consultation is open from 13th May to 3rd June 2021.

Below is the response submitted by BFTC in January 2021 to the first consultation regarding Permitted Development Rights:

Overview

Blandford Forum is a market town in the northern area of Dorset and the principal service town for the immediate area. The town and immediate contiguous village are undergoing, and will undergo in the next five years, considerable growth adding 1200 extra dwellings. Much of the town is a conservation area and Blandford is renowned for its unique Georgian town centre, based upon a market area. Most of the buildings, but not all, are grade listed. We have chosen to comment upon those aspects of the consultation that may most affect our town and the immediate area.

Changes to PDR to include town centres and conservation areas

The changes of category to most town centre businesses to class E, was welcomed by BFTC because it allows for greater flexibility in use envisioned by the Grimsey review (2019) and incorporated into the policies of the Blandford Plus Neighbourhood Plan (B+NP). The aim of both is to allow for more dynamic uses, primarily to increase footfall to the Town Centre (TC). We are opposed to the extension of PDR to town centres and high streets and especially conservation areas.

Grimsey agrees that introducing residential property into high streets can help in regeneration. However, we believe that this should be limited and preferable on upper floors, where there can be limited residential development. This should be decided on a case-by-case basis by the LPA or Neighbourhood plan policies, instead of by PDR. This will ensure that residential development within town centers' or high streets is controlled and limited, and does not harm the dynamic and flexible nature of them - and will prevent their collapse, because of severely diminished footfall caused by the Covid Pandemic and then by a rapid change of empty shops and businesses, to residential dwellings.

Permitting changes to residential property on all but listed buildings, could bring a change which will be perpetuated into the future, introducing rigidity of land use in the high street or town centre, and not future-proofing flexibility as an essential ingredient to allow the dynamic changes of use that the variation in use classes (Sept 2020) allows. In town centres such as Blandford Forum, the nature of the conservation area will be irreparably altered.

In practice too, this could render town/village centre planning policies (e.g. primary frontages etc) redundant when combined with the introduction of Class E. The paper proposes that in Conservation Areas, the prior approval process will be able to take into account the effect of the replacement of a shop front or active ground floor use on the character of the area, but

not on its commercial viability and vitality. The latter aspects are, we believe, vital to the success of the town centre. Even then, if prior approval matters are determined on a case-by-case basis, BFTC believes that Local/Neighbourhood Plan policies should be the principal driver of and management of change.

BFTC disagrees with the statement (para 15) that various current venues and businesses will 'benefit' by PDR. The proposed fast track changes will not 'benefit' the local population, nor any business wishing to set up post Covid-19. BFTC believes the fast-track changes will only benefit developers and a few residential clients. Any change of use for these should also be subject to the rigour of a full planning application so that the impact, individually and collectively, can be assessed by local planners in the local area. This is essential if the balance and encouragement of the multiplicity of uses envisioned in Grimsey is to be achieved. Post Covid-19, Town Centres will need time to re-establish small businesses which will in turn increase footfall.

Extension of PDR to include any size building.

There is a problem of perception here. If large premises are also allowed to convert to residential use without the checks and balances of a local planning application, the very perception of TCs and high streets as dynamic places to visit will begin to be eroded, and perhaps accelerate into a terminal decline leaving few or none of the places that make town centres, particularly historic market centres, thriving community hubs and attractive places in their own right that visitors would wish to visit.

Managing the impact of the proposal - matters set out in paragraph 21 of the consultation document.

Matters set out above (P21) indicate a blueprint for the delivery of housing which meets national standards. But these should be monitored through a planning application and decided by the LPA. Where local and NP policies exist for the town centres they should not be overridden by an act of parliament. This attacks the very fundamental concept of localism and local democracy. Any use of PDR should consider LAN housing numbers and how the additional dwellings impact on the strategic numbers for an area or county.

Extension of PDRs to schools and hospitals.

BFTC see no real justification for this. If the school or hospital is funded by the public, then any extensions should be driven by local need and subject to critical public scrutiny. This should continue to require a proper planning application and be decided by the LPA in consultation with the local NHS organisations or the local education authority. Safeguards to the local environment should also be considered where such buildings are adjacent to or within the view of a conservation area or an AONB or indeed located within them. This is particularly true of Dorset where 76% of the land is within AONB areas.

Summary:

The Government appears to be rushing through the extension of PDR during a crisis where many shops, offices and other businesses have been forced to close. This would appear to be precipitous, and will actually prevent local high street and town centre businesses to recover. In the application of PDR there could be (and we believe locally will be) an aggressive move to convert empty premises, despite their former use, by landowners and developers whose only motive will be to maintain or enhance their profit from the rental or sale of buildings. This would be especially damaging to a sensitive conservation area such as Blandford's, and with the developments in progress or planned, this extension of PDR could seriously threaten the long-term viability of the town centre for current and future residents.

In order to aid recovery post Covid-19, a preferable strategy would be a vigorous promotion by Town, County Council and national government of the possibilities afforded by the change of class use. This would encourage local businesses, improve employment opportunities, and ensure the long-term viability of Town Centres and High Streets. It would also, vitally, ensure

the continuation of local democratic accountability and decision-making in the planning process.

Recommendation

Councillors should consider if they would like to form a Working Group with delegated authority to respond to the consultation by 3rd June 2021.

Sybille Maddock
Assistant Town Clerk
14th May 2021