

BLANDFORD FORUM TOWN COUNCIL
Minutes of Town Council Planning Meeting
Held on Monday 6th December 2021 at 7:05pm in the Corn Exchange



PRESENT

Cllr R Carter – Chairman	Cllr R Holmes – Vice Chairman
Cllr C Stevens – Vice Chairman of Council	Cllr H Mieville
Cllr L Lindsay	Cllr A Cross
Cllr H White	Cllr B Quayle
Cllr P Clark	Cllr S Hitchings – arrived at 7.07pm

IN ATTENDANCE

Town Clerk	Assistant Town Clerk
Nicci Brown – Press	

75. PUBLIC SESSION

75.1 Cllr Mieville thanked the Yuletide Committee for their hard work organising the festival. Cllrs White and Carter echoed the comments and thought it was a wonderful evening for the community.

76. APOLOGIES

Cllr L Hitchings – Chairman of Council	Cllr P Osborne
Cllr C Jacques	Cllr K Herbert
Cllr N Lacey-Clarke	

77. TO RECEIVE ANY DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

None had been submitted.

78. MINUTES OF THE MEETING HELD ON MONDAY 1ST NOVEMBER 2021

It was PROPOSED by Cllr White, SECONDED by Cllr Cross and AGREED (9 in favour, 1 abstention) that the Minutes be APPROVED and SIGNED.

79. APPENDIX A – NEW PLANNING APPLICATIONS

The paper was noted (see Appendix A).

The Chairman decided to take agenda items 5.1 and 5.2 together.

79.1 P/FUL/2021/02248 and P/LBC/2021/02249 – 3rd November 2021 –The Charity of William Williams – 26-28 Bastard House Market Place – Change of use & conversion of the rear part of the ground floor & first & second floors (no. 28) from a retail unit to residential flat including internal & external refurbishment and Alterations to facilitate conversion of the rear part of the ground floor & first & second floors (no. 28) from a retail unit to residential flat including internal & external refurbishment

It was PROPOSED by Cllr Holmes, SECONDED by Cllr Stevens and AGREED unanimously that

79. **APPENDIX A – NEW PLANNING APPLICATIONS (cont.)**

The Town Council has no objections to the applications as it is an improvement to the building and the proposed works are in line with B+ NP policies B8, B8.5.51 and B11.

ACTION: TOWN CLERK

79.2 **P/VOC/2021/04244 – 25th October 2021 – Mr & Mrs L Bates – 12 Cadley Close– Erection of first floor Extension (variation of condition 2 of planning permission P/HOU/202/00096 (Plans) – Alterations to East Elevation and amendment to materials)**

It was PROPOSED by Cllr Clark, SECONDED by Cllr Quayle and AGREED unanimously that

The Town Council has no objections to the application as the Town Council had no objections to the original application and has no objections to the amended materials proposed.

ACTION: TOWN CLERK

79.3 **P/HOU/2021/04623 – 11th November 2021 – Mr M Coker – 45 Salisbury Road – Erect replacement garage, modify vehicular access. Increase height of boundary wall along road frontage and erect fencing on top. Increase ground level height of garden**

It was PROPOSED by Cllr Carter, SECONDED by Cllr Mieville and AGREED (4 in favour, 4 against, 2 abstentions), with the Chairman using his casting vote, that

Whilst the Town Council accepts that the increase in the garage size will be beneficial to the resident of the property, Councillors feel that raising the garden level by 600mm is an unwelcome intrusion on the conservation area and is contrary to B+NP policy B11. It also causes potential loss of light to the neighbouring property.

ACTION: TOWN CLERK

79.4 **P/FUL/2021/04082 – 11th November 2021 – Mr Gulbins – Blandford United Football Club, Park Road – Creation on concrete hardstanding in front of clubhouse**

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

The Town Council has no objections to the application as there is no significant harm to the conservation area. It will prevent erosion and improve the amenity of the sport facility.

ACTION: TOWN CLERK

79.5 **P/FUL/2021/02899 – 10th November 2021 – 12 St Leonards Avenue – Demolish existing garage**

It was PROPOSED by Cllr Carter, SECONDED by Cllr Mieville and AGREED unanimously that

The Town Council has no objections to the application as it is supported by B+NP policy B11.

ACTION: TOWN CLERK

The Chairman decided to take agenda items 5.7 and 5.8 together.

79. APPENDIX A – NEW PLANNING APPLICATIONS (cont.)

- 79.6 P/FUL/2021/02634 and P/LBC/2021/02635 – 11th November 2021 – Steve Thorne – 43-43A East Street – Conversion of building to provide 4 No. residential apartments. Reconfigure retail space (Class E), external alterations including extension over outbuilding at first floor level; new doors, windows, rooflights and internal remodelling. Carry out all internal and external alterations in association to this.

It was PROPOSED by Cllr Holmes, SECONDED by Cllr Mievile and AGREED (9 in favour, 1 against) that

The Town Council objects to the application as it is imperative to retain hospitality space of this scale in the town centre for future commercial or sui generis use. BFTC believes that the development of this Class E property, whilst retaining some retail frontage, contravenes B+ Policy B8:

B+ Policy B8 ‘loss of established ground floor retail floorspace or an active frontage as a result of change of use will be resisted.

Policy B8 5,.51 ‘The policy [recognises] ...that there are some areas within the primary shopping area that do already contain residential dwellings at ground floor level and so will support residential development which does not replace an existing retail or commercial ground floor buildings’.

BFTC also believes that to convert one of the very few large restaurant spaces, so close to the market centre and at a time when businesses are recovering from the effects of the national pandemic, is premature and time should be given for the owner to promote the premises for class E or sui generis uses.

ACTION: TOWN CLERK

- 79.7 P/LBC/2021/01539 – 17th November 2021 – Mr William Foster – 11 Market Place – Repairs to felt flat roof

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

The Town Council has no objections to the application as the roof requires repair and there will be no harm to the conservation area.

ACTION: TOWN CLERK

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

The paper was displayed (see Appendix B).

81. TO CONSIDER A TEMPORARY SCHEME OF DELEGATION TO THE TOWN CLERK

The paper was noted (see Appendix C).

It was PROPOSED by Cllr Mievile, SECONDED by Cllr Carter and AGREED (8 in favour, 1 against, 1 abstention) that

The Town Council gives itself the possibility, should the circumstances arise, of holding meetings online via Microsoft Teams from January 2022, with the Scheme of Delegation in place. A decision will be made in January, depending on the situation then, by consulting with Councillors.

ACTION: TOWN CLERK

It was agreed to move agenda items 9 and 10 before agenda item 8.

82. SITE VISITS/DORSET COUNCIL PLANNING MEETINGS

The Assistant Town Clerk reported that the next Northern Area Planning Committee meeting is taking place on 11th January 2022.

83. CLERK'S REPORT AND CORRESPONDENCE

- 83.1 Planning Application - P/CLP/2021/04283 - Ms Barton - 50 Westbury Way - Use of dwelling as children's home – The Assistant Town Clerk obtained an extension of time for this application. However, the Dorset Council has granted this application and no comments are required from the Town Council.
- 83.2 Community Governance Review – Blandford St Mary, Bryanston and Pimperne Parish Councils have responded to the invitation from the Chairman of Council, Cllr Lee Hitchings, to meet and discuss the Community Governance Review proposals of Blandford Forum Town Council. All three councils have declined a meeting.
- 83.3 Trees – A large horse chestnut at Park Road recreation ground suffered substantial damage in Storm Arwen. Fortunately, this tree was due to be removed due to disease and decay and the Operations Manager had submitted an application with Dorset Council to carry out the works. He has since informed Dorset Council of the damage and the remaining required works will be carried out under Regulation 14, which relates to dead and dangerous trees.
- 83.4 Town Hall façade lighting – Every year on 3rd December buildings around the world are lit in purple to mark International Day of Persons with Disabilities. The International Day for the Elimination of Violence against Women is on 25th November each year. The colour for this is also purple, although this year the theme was orange. If councillors have no objections both dates will be added to the list of dates for lighting up the façade from 2022.
- 83.5 The Rifles Re-Structure – A letter outlining the new divisional structures of The Rifles battalions has been shared with Town Councillors. All structural changes will be complete by March 2025, driven by current tasks, equipment, real-estate, and workforce requirements. Some elements of change, such as rebasing will take slightly longer but by 2028 all activities should be complete.
- 83.6 Tree Preservation Order – The provisional Tree Preservation Order (TPO) at (Larks Leas, Milldown Road, Blandford Forum, DT11 7DE) was confirmed without modification under delegated powers on the 30 November 2021.

Cllr Lindsay left the meeting at 8.28pm.

84. TO CONSIDER THE RECOMMENDATIONS FROM THE COMMUNITY GOVERNANCE WORKING GROUP

It was PROPOSED by Cllr White, SECONDED by Cllr Rosemary and AGREED (6 in favour, 2 against, 1 abstention, 1 non-vote) that

The Town Council accepts the proposed changes.

ACTION: TOWN CLERK

Cllr Lindsay returned to the meeting at 8.30pm.

Cllr S Hitchings reported that he attended the last Blandford St Mary Parish Council meeting.

The meeting closed at 8:38pm.

SIGNED: DATED: