

BLANDFORD FORUM TOWN COUNCIL
Minutes of Town Council Planning Meeting
Held on Monday 17th January 2022 at 7:02pm in the Corn Exchange



PRESENT

Cllr R Carter – Chairman
Cllr L Hitchings – Chairman of Council
Cllr H Mieville
Cllr A Cross
Cllr P Clark
Cllr K Herbert

Cllr R Holmes – Vice Chairman
Cllr C Stevens – Vice Chairman of Council
Cllr L Lindsay
Cllr B Quayle
Cllr S Hitchings

IN ATTENDANCE

Town Clerk
Nicci Brown – Press
Mr P Hyland

Assistant Town Clerk
Mrs J Bundy – Chairman TIC

IN ATTENDANCE VIA MICROSOFT TEAMS

Cllr H White

85. PUBLIC SESSION

- 85.1 Mrs Bundy spoke about planning application 5.3, as the current Chairman of the Tourist Information Centre (TIC). Mr Hyland gave details about the current and proposed site area and explained that the proposal is about half the footprint of the current building. Mrs Bundy spoke about further details they are concerned about, i.e., outside display shelves to be small and the need for them to be locked as the entrance is shared with the public toilets. The team is concerned about vandalism and the opening hours of the toilets and would prefer a separate entrance to the toilets. There seems to be a lot of unusable space due to doors opening outwards, and the sloping roof on the first floor. The TIC is self-supporting, apart from the grant received by the Town Council, therefore they rely on selling items. There also seems to be a lack of airflow. They are grateful that they are being considered but feel that the space is not suitable.
- 85.2 Cllr White voiced his disappointed that the council is meeting face to face, despite advice from NALC. He reported that this council is one of few councils that are meeting face to face at this time. Cllr White is also disappointed that he is not able to vote whilst attending online.
- 85.3 Nicci Brown spoke about the proposed ramp for agenda item 5.3. There does not seem to be a railing nor any turning space.

86. APOLOGIES

Cllr P Osborne
Cllr N Lacey-Clarke

Cllr C Jacques

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

Cllr Herbert declared an interest in agenda item 5.3 as she is related to the applicant. She will leave the room during discussions and voting.

87. TO RECEIVE ANY DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION (cont.)

Cllr Clark declared an interest in agenda item 5.1 as he knows the applicant. He will leave the room during discussions and not take part in the voting.

Cllr Quayle declared an interest in agenda item 5.3 as the TIC is in Dorset Council's ownership. He will stay during discussions, but not take part in the voting.

88. MINUTES OF THE MEETING HELD ON MONDAY 6TH DECEMBER 2021

It was PROPOSED by Cllr Quayle, SECONDED by Cllr Holmes and AGREED (9 in favour, 2 abstentions) that the Minutes be APPROVED and SIGNED.

89. APPENDIX A – NEW PLANNING APPLICATIONS

The paper was noted (see Appendix A).

The Chairman brought agenda item 5.3 forward due to public attendance.

Cllr Herbert left the meeting at 7.39pm.

89.1 P/RES/2021/02327 – 13th December 2021 – JKL (Enterprises) Ltd – Land South of 4 Greyhound Square Market Place – Erect 1 No. building comprising Tourist Information Centre and 3 No. commercial units (use Classes A1, A2 or A3). (Reserved Matters application following grant of Planning Permission No. P/VOC/2020/00430 to determine appearance, landscaping and layout).

Cllr Lindsay left the meeting at 7.42pm and returned at 7.46pm.

It was PROPOSED by Cllr Carter, SECONDED by Cllr Cross and AGREED (8 in favour, 1 abstention, 2 non-votes) that

The Town Council objects to the application. Whilst welcoming the ramp and the desire for the developer to further this development, the Town Council notes with concern both the lack of safety on the ramp and the size of both the toilets within the TIC and the proposed floor area for the TIC. Furthermore, the proximity of the toilets and the TIC could pose problems. Councillors are also concerned that on all units the doors open outwards and that this will cause a space issue. There are safety concerns over the shared entrance to the TIC. It is suggested for the developer to explore the option of removing one retail unit to create more space for the retaining three.

ACTION: TOWN CLERK

Cllr Herbert returned to the meeting at 7.47pm and Cllr Clark left the meeting at 7.48pm.

89.2 P/FUL/2021/04553 – 6th December 2021 – Amfax Ltd – Redberry House, Clump Farm Industrial Estate – Erect two storey extension to southwest & internal alterations to provide 4 no standalone unit. Erect first floor extension to form offices, replace roof and wall cladding, insert new windows. Erect open porch canopy & illuminated business signs.

It was PROPOSED by Cllr Holmes, SECONDED by Cllr Mievill and AGREED (10 in favour, 1 non-vote) that

The Town Council has no objections to the application as this is in line with the B+NP policy B3.

ACTION: TOWN CLERK

Cllr Clark returned to the meeting at 7.53pm.

- 89.3 P/LBC/2021/03386 – 10th December 2021 – Mr B Hitchcock – 88 Salisbury Street – Install door to the rear to replace UPVC window. Install a replacement window in bathroom.

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

The Town Council has no objections to the application as it improves the Georgian heritage of the building.

ACTION: TOWN CLERK

- 89.4 P/HOU/2021/02996 – 15th December 2021 – Mrs E Butler – Kingsway Kings Road – Change of use of garage into self-contained annexe (retrospective).

It was PROPOSED by Cllr L Hitchings, but the proposal was withdrawn, to object to the application on the grounds of inadequate parking.

It was then PROPOSED by Cllr Stevens, SECONDED by Cllr Cross and AGREED (9 in favour, 2 abstentions) that

The Town Council approved the original planning application 2/2019/1239/HOUSE on the grounds that it was to erect a garage and garden store. As the garage has now turned into a dwelling it is an overdevelopment of the plot and the Town Council objects to the application.

ACTION: TOWN CLERK

- 89.5 P/HOU/2021/05450 – 15th December 2021 – Mr & Mrs Rutter – 12 Edward Street – Replace roof to existing rear extension.

It was PROPOSED by Cllr Carter, SECONDED by Cllr Clark and AGREED (9 in favour, 2 against) that

The Town Council objects to the application as it is not in line with B+NP policy B11, and not in keeping with the roof scales in the Conservation Area and would be an unwelcome addition to the Conservation Area.

ACTION: TOWN CLERK

- 89.6 P/HOU/2021/05459 – 17th December 2021 – Mr Webber – 34 Elizabeth Road – Erect single storey rear & side extensions

It was PROPOSED by Cllr Clark, SECONDED by Cllr Mieville and AGREED (10 in favour, 1 abstention) that

The Town Council has no objections to the application as it is an improvement to the existing dwelling.

ACTION: TOWN CLERK

- 89.7 P/HOU/2021/05456 – 20th December 2021 – Mr Overton – 11 Bayfran Way – Render and Cladding to new 2 storey extension

It was PROPOSED by Cllr Carter, SECONDED by Cllr Quayle and AGREED (10 in favour, 1 against) that

89.7 P/HOU/2021/05456 – 20th December 2021 – Mr Overton – 11 Bayfran Way – Render and Cladding to new 2 storey extension (cont.)

The Town Council has no objections to the application, as it is a rationalisation of the materials used on this and other buildings in the area.

ACTION: TOWN CLERK

89.8 P/HOU/2021/05616 – 21st December 2021 – Mr & Mrs Solly – 32 St Leonards Avenue – Erect rear extension and terrace (demolish existing rear extension)

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

The Town Council has no objections to the application as it is an improvement to the property and there are no issues with overlooking the neighbours.

ACTION: TOWN CLERK

89.9 P/HOU/2021/05741 – 30th December 2021 – Mr P Spicer – 1 Lockeridge Close – Erection of a first storey extension over an existing garage

It was PROPOSED by Cllr Holmes, SECONDED by Cllr Cross and AGREED (10 in favour, 1 abstention) that

The Town Council has no objections to the application as there is no loss of amenity to the neighbouring area.

ACTION: TOWN CLERK

89.10 P/CLP/2021/05586 – 4th January 2022 – Dr Amit Sharma – Alaska House Dental Surgery 80 Salisbury Street – Internal and external works

The application was noted.

89.11 P/HOU/2021/03644 – 4th January 2022 – Mr B Frost – 1 Park Lands – Erect double garage/outbuilding and sunroom. Render existing brick and replace hung tiles with cedar cladding to dwelling. (Demolish existing garage and conservatory).

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

The Town Council has no objections to the application as it is a material enhancement to the building and does not affect the Conservation Area or the integrity of the Conservation Area.

ACTION: TOWN CLERK

89.12 P/NMA/2022/00046 – 6th January 2022 – Mrs Wirtzfeld – 10 Richmond Road – Non material amendment against planning permission P/HOU/2021/03336 to change the extension and garage from brick to render.

The application was noted.

The Chairman decided to take agenda item 5.13 and 5.14 together.

- 89.13 P/LBC/2022/00021 and P/FUL/2022/00020 – 7th January 2022 – D&A (2177) Limited – 14 Market Place – Change of upper floors from Retails (E(a)) to two dwellings (C3)..Internal alterations to facilitate conversion of upper floors from retail to two dwellings. Installation of new entrance door, modifications to rear first floor windows and carry out associated alterations.

It was PROPOSED by Cllr Holmes, SECONDED by Cllr Carter and AGREED (10 in favour, 1 abstention) that

The Town Council has no objections to the application and welcomes the development as it will improve the building, internally and externally. The development is also in accordance with B+NP policy B8.

ACTION: TOWN CLERK

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

The paper was displayed (see Appendix B).

91. SITE VISITS/DORSET COUNCIL PLANNING MEETINGS

The Assistant Town Clerk reported that the next Northern Area Planning Committee meeting is scheduled to take place on 8th February 2022.

92. TO CONSIDER MATCH FUNDING FOR THE ORIENTEERING PROJECT IN BLANDFORD

The paper was noted (see Appendix C).

It was PROPOSED by Cllr L Hitchings, SECONDED by Cllr Cross and AGREED (9 in favour, 2 abstentions) that

The Town Council wishes to financially support the second trail, using £1,500 from the Town Maps, Boards and Fingerposts budget line (1020), with the proviso that the trail funded is entirely in Blandford Forum (Expenditure Authority: Localism Act 2011 s1-8).

ACTION: TOWN CLERK

93. TO CONSIDER RESPONDING TO THE DORSET COUNCIL PROPOSED BLUE BADGE CAR PARK CHARGING POLICY, DEADLINE FOR A RESPONSE IS WEDNESDAY 2ND FEBRUARY

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

The Town Council will not respond as a group, but Councillors will respond to this consultation individually. The survey will be promoted on the Town Council's Facebook page.

ACTION: TOWN CLERK

94. CLERK'S REPORT AND CORRESPONDENCE

- 94.1 Yetminster & Ryeme Intrinseca Neighbourhood Plan – Following an examination of the Yetminster & Ryeme Intrinseca Neighbourhood Plan, Dorset Council has on 6th December 2021 received the final version of the Examiners Report which has been published on the

94. CLERK'S REPORT AND CORRESPONDENCE (cont.)

Dorset Council website. The draft Neighbourhood Plan and Examiners Report are material considerations for planning decisions in that area.

94.2 Dorset Deserves Better Campaign – The Dorset Climate Action Network circulated information to the Town Council regarding an open letter sent to the Dorset Council on Monday 17th January. They are launching a campaign to press Dorset Council to re-think its draft Local Plan because they believe it proposes an excessive volume of development that would be damaging to the County. The letter and email have been sent to all town councillors.

94.3 Local Plan Consultation – A document outlining the main responses received for the Blandford area was distributed to all councillors for information.

The meeting closed at 8:50pm.

SIGNED: DATED: