



BLANDFORD FORUM TOWN COUNCIL

To: All Town Councillors
Members of the Public & Press

Dorset Council Councillors

Dear Member

PLANNING MEETING

You are summoned to attend a meeting of the Town Council Planning meeting which will be held in the **Corn Exchange**, Market Place, Blandford Forum on **Monday 16th May 2022 at 7.00 pm** to consider the following items. This meeting will also be accessible [online using Microsoft Teams](#).

Linda Scott-Giles
Town Clerk
9th May 2022

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 Committee, during which time members of the public may speak. During the course of the meeting, members of the public and our elected representatives from the Dorset Council 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 Committee 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 Committee.

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.

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

1. Public Session
2. Apologies
3. To receive any Declarations of Interest and Requests for Dispensations
4. [Minutes of the Meeting held on 4th April 2022](#)
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. [To consider responding to the Technical Consultation on Street Naming](#)
9. [To consider additional expenditure approval for the Park Road Recreation Ground car park works due to the delay with the project](#)
10. [To consider additional expenditure for the Queen's Platinum Jubilee celebrations](#)
11. To appoint a representative to Blandford Food Bank
12. [Clerk's Report & Correspondence](#)

DATES OF FUTURE MEETINGS

23rd May Town Council Meeting (Corn Exchange)
6th June Planning

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



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PLANNING APPENDIX A – NEW PLANNING APPLICATIONS
Planning Meeting on Monday 16th May 2022

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
1	P/LBC/2022/02055 Oakland Investments (London) Ltd 30 th March 2022	19-21 West Street Structural repair works to building.	B8 – Primary Shopping Area B8 – Town Centre Boundary B11 – Managing Design in the Conservation Area
2	P/HOU/2022/02042 Mr & Mrs P Hodgkins 30 th March 2022	9 Percy Gardens Replacement roof and glazing to existing porch	B11 – Managing Design in the Conservation Area
3	P/FUL/2022/01924 Lolligo Ltd 7 th April 2022	Land South West Of Field View Road Erect 2 No. dwellings with associated parking and landscaping.	B11 – Managing Design in the Conservation Area
4	P/HOU/2022/02258 Mr Bill Moore 8 th April 2022	Wilchurch Wimborne Road Erect Double Garage	
5	P/FUL/2022/01311 Mr R Jessup 8 th April 2022	25B Rivers House Sunrise Business Park Replace existing UPVC doors & windows. Installation of photovoltaic arrays to roof. Creation of hardstanding areas for new substation enclosure & air source heat pump enclosure	
6	P/OUT/2022/01868 Elbee Capital Services Ltd 28 th April 2022	Land North West Of Tin Pot Lane Erect 6 no. dwellings. Form 8 parking spaces and biodiverse ecological habitat with allotments. Carry out highway improvements (outline application to determine access, layout and scale only).	
7	P/HOU/2022/02726 Mr & Mrs Winter 4 th May 2022	13 Victoria Road Erect single storey rear extension. Install new dormer and extend existing dormer	B11 – Managing Design in the Conservation Area
8	P/FUL/2022/02841 Mr Nathan Nicholls 5 th May 2022	Unit 50 Sunrise Business Park Erect an Industrial/Commercial unit	

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
9	P/LBC/2022/02729 Mr Sheldon Young 9 th May 2022	38-40 Whitecliffe House White Cliff Mill Street Repair and replacement of windows and doors throughout the building.	B11 – Managing Design in the Conservation Area
10	P/NMA/2022/02906 Drew Smith 10 th May 2022	Site Of Nordon (former NDDC offices) Salisbury Road Amendment to 2/2020/0726/REM for the addition of 'no dig' pathway for access to the LAP	B11 – Managing Design in the Conservation Area

Previous Applications:

Application & Date	Application Details	Town Council	Dorset Council
2/2017/0590/FUL Mr Ible, Mrs Rouillier, Mr & Mrs Daly 31 st March 2017	Land South West Of Field View Road Erect three no. self build dwellings, and associated parking.	Objects to the application due to overdevelopment and requests that this application is considered by the District Council Planning Committee.	Refused - The proposal, by reason of the loss of open gardens which are an important feature in this part of the town, inappropriate site layout incorporating large areas of hardstanding at the front, inappropriate form and appearance uncharacteristic of the locality and excessive built density are not considered to safeguard the significance of the designated and undesignated heritage assets and their settings. The development proposed would result in the amenities that are currently enjoyed by the existing dwellings adjoining the site being adversely affected by overlooking and overbearing.

<p>2/2017/1414/OUT Mr Ible, Mrs Rouillier and Mr & Mrs Daly 4th September 2017</p>	<p>Land South West Of Field View Road Develop land by the erection of up to 4 No. self build/custom build dwellings, and associated parking. (Outline application to determine access).</p>	<p>No objection</p>	<p>Granted</p>
<p>P/CLE/2021/01370 Mr S Ible & Mrs C Rouillier 27th April 2021</p>	<p>Land South West Of Field View Road Certificate of lawfulness application for confirmation of material start on site to implement Planning Permission no. 2/2017/0590/FUL in respect of Units 1 & 2</p>	<p>No objections to the certificate of lawfulness being issued. The applicant has supplied</p>	<p>Granted</p>
<p>P/OUT/2021/01467 CR Acquisitions Ltd 8th July 2021</p>	<p>Wilchurch Wimborne Road Demolish existing garage, sever plot & develop land by the erection of 5 No. dwellings. (Outline application to determine access, appearance, layout and scale).</p>	<p>The Town Council objects to the application due to overdevelopment and access issues as well as impact on residents from Wimborne Road through to Stour Road, who use the layby as a rear access. Councillors fear the effect on the visual impact of the area and on any local trees.</p>	<p>Refused - Due to the excessive number or dwellings proposed for the site, no space has been left for street trees, cycle parking or bin storage in addition to the potential for loss of more trees by future occupants owing to the small gardens proposed. The result is a poorly laid out and designed development which would have a detrimental impact on the visual amenity of the area and setting of the Cranborne Chase & West Wilshire Area of Outstanding Natural Beauty exacerbated by the site's elevated position in the street contrary to Policy 24 of the North Dorset Local Plan (2016) , paragraphs 134 and</p>

			176 of the National Planning Policy Framework (2021) and policy H3 of the National Design Guidance (2021).
P/OUT/2022/01903 CR Acquisitions Ltd 22 nd March 2022	Wilchurch Wimborne Road Demolish existing garage, sever plot & develop land by the erection of 3 No. dwellings. (Outline application to determine access, appearance, layout and scale)	Objects - Whilst the Town Council has no material planning reason to object to this application, it cannot support such a development at the entrance to the town. There does not seem to be any sufficient access for emergency vehicles, as well as a negative effect on the AONB, with detrimental impact on the visuality of the area.	Withdrawn
2/2018/0381/OUT Mr Laws 12 th April 2018	Land North West Of Tin Pot Develop the land by 15 No. dwellings and 2 No. Class B1 Units, carry out surface water attenuation feature and highways improvement to Tin Pot Lane, (outline application for access and layout).	The Town Council objects to the application on grounds of the material planning considerations highways issue (traffic generation, insufficient vehicular access and highway safety). Furthermore, there is no evidence supporting the fact that the relief road will ever be opened. Officers need to ensure that this evidence is provided when deciding on the application. The Town Council requests that this is being decided by the Committee. The Town Council believes that this is not in accordance with the NPPF and the Blandford + Neighbourhood Plan.	Refused - 1. The proposed development by reason of its location would result in the loss of countryside within the Cranborn Chase Area of Outstanding Natural Beauty contrary to emerging Policy B1 of the Blandford+ Neighbourhood Plan, Policies 2, 4 and 20 of the adopted North Dorset Local Plan Part 1 (January 2016), and paragraph 172 of the National Planning Policy Framework.

<p>2/2018/1654/HOUSE Mr L Winter 16th September 2019</p>	<p>13 Victoria Road Erect detached garden room.</p>	<p>The Town Council has no objections to the application due to plot size and the materials used being in keeping with the area.</p>	<p>Granted</p>
<p>P/LBC/2022/00534 Colten Care 26th January 2022</p>	<p>38-40 Whitecliffe House White Cliff Mill Street External alterations to erect two projecting signboards (replace and reposition existing sign) and erect one wall mounted fascia sign.</p>	<p>The Town Council has no objections to the application as it is in keeping with the street scene and there is no significant harm done to the conservation area.</p>	<p>Refused - The proposed signage, by virtue of its quantity, design and location, fails to preserve the character and integrity of the heritage asset and represents less than substantial harm of which there is no overriding public benefit. The proposal is therefore considered to be contrary to Policy 5 of the North Dorset Local Plan and section 16 of the National Planning Policy Framework.</p>
<p>2/2020/0726/REM Aster Homes Ltd 2nd June 2020</p>	<p>Nordon Salisbury Road Erect 40 No. affordable homes with associated internal access, parking, gardens and open space. (Reserved Matters application to determine scale, appearance and landscaping; following the grant of Outline Planning Permission No. 2/2018/0981/OUT).</p>	<p>The Town Council objects to the application, and asks that it is considered by Committee, for the following reasons. Nordon currently retains Conservation Area (CA) status and is subject to policy B11 of the B+ Neighbourhood Plan, which requires: ' (i) consistently high standard of design and detailing reflecting the scale and character, including the layout of trees, development plots...and building form; ' (iii) no harmful impact on the townscape and roofscape; ' (iv) the retention and protection of trees...and other open areas which contribute to its character</p>	<p>Granted</p>

and appearance. ' (Paragraph 2):
'All planning applications within the CA must demonstrate how the design proposals have sought to preserve and enhance the significance of the heritage assets and their setting in line with the recommendations of the Character Area Appraisal'.
BFTC therefore requests:
' The retention of the Edwardian Villa, a heritage asset, as a key feature of the CA and other uses explored.
' More of the 26 mature trees are retained. ' It is essential both the density and balance of proposed dwellings be addressed to meet the need locally of rented accommodation. The pandemic has drastically altered the mortgage market with deposits of 15% required. Rented properties are needed more than ever (75% - 80% - see Mr Turnbull's submission). There is no evidence locally that shared equity is required. ' BFTC would suggest a reduction to 30 dwellings.
' A LEAP play area forms part of the development as the closest play area is ½ mile away.' Building design should at least reflect the character of other buildings in the area (in particular the Victorian Almshouses opposite and the predominantly eastern side of the Victorian/Edwardian Salisbury Road). ' They should be built to

		<p>the highest modern & energy efficient specifications.' The relocation of the entrance would bring it closer to the busy junction of Salisbury Road and Kings Road - one of the main thoroughfares to Blandford centre. The opening of the current hub entrance to vehicles and pedestrians has already increased the volume of traffic and parking congestion in this area. As a result, the position has already witnessed several near-miss accidents, one involving a cyclist who fell in front of a car as it emerged from the DC Hub site. Retaining the current main entrance, would also diminish the necessity to remove several substantial trees.' BFTC is consulted on naming roads and parts of the development. BFTC also objects to the s106 on the grounds that the overall delivery of affordable homes has been changed in this application from 100% to only 30% (12 units) which has significantly reduced the reason and justification for damaging the CA. We do however acknowledge the developer contributions negotiated but question the priorities as set out in the agreement.</p>	
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To consider responding to the Technical Consultation on Street Naming

The Department for Levelling Up, Housing & Communities has issued a consultation on how streets are named, and how names can be changed, which forms part of the programme to level up the United Kingdom.

Local street names form part of the local identity that helps create a sense of pride in place; how they are changed forms part of the process that can build or reduce trust in local systems and institutions.

The Government are concerned that there are attempts to erase and cancel local heritage and that residents are not being properly consulted. The current system relies upon three Acts of Parliament which date from the early 20th century and create nationally inconsistent and unclear procedures for changing street names. Under the existing legislation, many local authorities have the power to change the name of a given street without engaging residents or businesses on that street.

The Government wishes to explore whether it would be possible to establish in law the democratic right of communities to be engaged and have their views taken into account. This would remove the ability of local authorities in England to impose street name changes upon communities without their consent and instead require the consent of those on the street before a proposed street name change proceeds.

The Department for Levelling Up, Housing and Communities is seeking views on both the principles but also the detailed questions of how to define the electorate (i.e. who should have the right to vote on a street name change), the process for engaging with the electorate, and other issues that might be covered in regulations (and any statutory guidance).

The consultation can be [viewed here](#) and accepts responses from both individuals and organisations by 22nd May 2022.

Recommendation

It is recommended that Councillors consider forming a working group to respond to the consultation or choose to respond as individuals.

Linda Scott-Giles
Town Clerk
5th May 2022

To consider additional expenditure approval for the Park Road Recreation Ground car park works due to the delay with the project

Report

Due to the delay in getting the toilet block services disconnected which was caused primarily by the pandemic and the subsequent backlog experienced by the utility companies, the car park extension has suffered delays.

The quote for the works to the car park were originally supplied nearly two years ago and therefore now the works can progress an updated quote has been issued.

The original price quoted was £22,500 + VAT, but this has now risen to £ 25,989:00 + VAT

This is partly due to a new recommendation that the depth of Tarmac laid is increased due to the amount of traffic that the car park gets but also due to the general rise in the cost of all related materials and the fact that all plant machinery now has to be operated on white diesel as from the 1st April 2022.

Recommendation

It is recommended that Councillors approve the extra expenditure of £3489.00 using funds from General Reserves (Expenditure Authority: General Power of Competence, Localism Act 2011, S1-8).

Jon Goodenough
Operations Manager
9th May 2022

To consider additional expenditure for the Queen's Platinum Jubilee celebrations

Report

The Queens Platinum Jubilee working group (QPJWG) has been meeting regularly, and the Chairman has provided regular updates to the Town Council.

The below is the outlined program of events planned to celebrate the Queens Platinum Jubilee.

Thursday 2nd June - music event from 12.00 – 22.30

Using the railway arches at Langton Meadow as a backdrop. The event will consist of a stage on which bands will perform during the afternoon and evening.

The bands performing are: -

14.00 to 16.00	The Mangledwurzels
16.15 to 17.15	Dirty Little Habits
17.30 to 19.40	Echohead
20.00 to 21.30	Loose Connections
21.30	Pipe solo music written for the occasion
21.40	Bugle call and the song for the Commonwealth
21.45	Lighting of the beacon
22.00 to 22.30	Loose Connections

There will also be children's small fairground rides and refreshment stalls in the Langton Long, long stay car park. All Dorset Council car parks will be free, time limits still apply.

Friday 3rd June 10.00 – Thanksgiving Service – Tree Planting in the Churchyard and Corn Exchange Exhibition Visit

Using the Langton Meadow venue there will be a multi-faith Jubilee Thanksgiving Service with music provided by The Blandford Stour Valley Band. Taking part will be local groups and organisations, being represented by their standards, followed by a tree planting in the churchyard and then a visit to the exhibition in the Corn Exchange.

Several local VIP's and Mayors from other towns are attending the service.

Friday 3rd and Saturday 4th June 10.00 – 17.00

Exhibition in the Corn Exchange, of the life in the town of 'Blandford during the reign of HM Queen Elizabeth II'. Arranged by the Commemoration Group, and with local schools and organisations contributing. There will be refreshments available throughout the exhibition, provided by the WI.

Saturday 4th June 10.00 – 13.00

Family treasure hunt in Woodhouse Gardens, with refreshments, and a souvenir pencil for all that take part.

Sunday 5th June 12.00 – 17.00

Lower Marsh & Ham car park and grass area. Public picnic with children's small rides and refreshment stalls on hardstanding, and picnic on grass area with music.

The bands performing are: -

12.00 to 12.40	The Stour Valley Band
13.00 to 13.50	Dark Horses
14.00 to 15.20	Joe Rose Duo Country & Western
15.30 to 17.00	Beckoning South

Entertainment and competitions including producing and racing a miniature Royal barge using recyclable materials. Prizes for best constructed barge, and the best barges to float. Also, duck racing along the Leat.

30th May – 6th June

Shop window display competition with a Royal theme. And a Spot the Oddity competition will also run throughout the week, with prizes for best window in each category and Spot the Oddity winners.

At the T&GP Committee meeting on 15th November 2021 it was agreed that a budget of £5,000 from DC Highways Budget Line 1021 is vired to a new Budget Line 1043 for the Queens Jubilee events. It was also agreed at the T&GP Committee meeting on 11th October 2021 that £400 be approved for the window competition for the Queens Jubilee.

Expenditure

Expenses for this event so far to cover the entire event are as follows: -

Bands & entertainment	£2,350.00
Stage (because of access at Langton Meadows we require a scaffold stage) Plus fencing from Mortain bridge to railway Arches	£2,400.00
Sound system for 2 nd , 3 rd , 5 th June	£1,000.00
Hire of Back Line equipment	£ 278.40
St John First Aid cover for 2 nd , 3 rd , 5 th June	£ 403.20
Temporary toilets hire, Langton Meadows & Marsh & Ham	£ 400.00
Generator for 2 nd , 3 rd , 5 th June (free of charge, as a donation)	£ 00.00

Total incl VAT	£6,831.60

The Chairman has been approached by a number of companies that would like to sponsor the events, but the amount of sponsorship is unknown at this time. Until such monies are forthcoming the QPJWG request that the council budget / underwriting for the QPJ celebrations is increased by £3,000 to a total of £8,000. Hopefully most of the increase will be covered by company sponsorship.

Recommendation

It is recommended that Councillors agree to a further £3,000 expenditure for the Queen's Platinum Jubilee celebrations budget line 1043. (Expenditure Authority: General Power of Competence, Localism Act 2011, S1-8).

Cllr Colin Stevens
Chairman QPJ WG
10th May 2022

Sybille Maddock
Assistant Town Clerk

Clerk's Report & Correspondence

Yetminster & Ryme Intrinsic Neighbourhood Plan – The Plan was considered on 5th April 2022 at Cabinet with a decision reached to make the Yetminster & Ryme Intrinsic Neighbourhood Plan part of the statutory development plan for the Yetminster & Ryme Intrinsic Neighbourhood Area.