



BLANDFORD FORUM TOWN COUNCIL

To: All Town Councillors
Members of the Public & Press

Dorset Council Councillors

Dear Member

TOWN COUNCIL 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 11th July 2022 at 7.00 pm** to consider the following items. This meeting will also be available to view online using Microsoft Teams [using this link](#).

Linda Scott-Giles
Town Clerk
4th July 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 6th June 2022](#)
5. [To consider proposals from the Bryanston Estate for Deer Park \(planning application has not yet been received\)](#)
6. [Appendix A – New Planning Applications](#)
7. Appendix B – Dorset Council Decisions on Planning Applications and Applications Awaiting Decisions (to be displayed at the meeting)

8. Site Visits/Dorset Council Planning Meetings
9. [To consider responding to the Pimperne Neighbourhood Plan Review](#)
10. Town Clerk's Report & Correspondence

DATES OF FUTURE MEETINGS

18th July Town Council Meeting (Corn Exchange)
25th July Town Council Meeting

Minutes of the Town Council and Committee meetings 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 consider proposals from the Bryanston Estate for Deer Park

The letter and phasing illustrations overleaf were received by the Town Council on 22nd June 2022 and a meeting was subsequently held between representatives from Savills, Cllr Stevens, Cllr Carter, the Town Clerk and Operations Manager on 5th July 2022.

Councillors submitted questions to the Town Clerk, which were answered at the meeting and they will be summarised at the meeting on 11th July 2022.

In addition, Savills is producing a FAQ sheet that can be distributed to Councillors and members of the public.

Although Savills has confirmed that a planning application has been submitted to the Dorset Council as the planning authority, it had not yet been received by the Town Council – as a consultee – at the time of distributing the agenda. The planning application will therefore be fully considered at the Town Council meeting scheduled for 7pm on 25th July 2022 to enable Councillors adequate time to consider the full application.

Councillors will note that development on this area of land is not supported by the Town Council's Made Neighbourhood Plan (see policies 1, 7, 9, 11 & 14). However, the planning authority's Local Plan, and the Town & Country Planning Act, both include exception policies for matters such as affordable housing, traveller sites, etc.

Should members of the public feel strongly about the planning application, whether in favour or against, they should make representations to the Dorset Council planning department directly.

Linda Scott-Giles
Town Clerk
1st July 2022

Dear Councillors

Support for Ukrainian Refugees in Blandford

I am writing on behalf of the Bryanston Estate, which is owned by the Rothermere family, and the Rothermere Foundation, their family charitable trust. Like everyone, they have been horrified by recent events in Ukraine and particularly by the plight of the millions of people who have now fled their homes. They believe they have a moral duty to do what they can to help those people who are most in need and are determined to do what they can to assist.

In response to this we have been asked to look for ways in which the Estate is able to play its part, particularly by offering accommodation to families fleeing the conflict. We have already identified one vacant cottage at Deer Park Farm, which was dilapidated but now urgently undergoing refurbishment in order to accommodate a family.

In addition to this, the Estate propose to provide accommodation in good quality mobile homes on the land adjoining the vacant cottage. This would be for a temporary period. You will be familiar with the land, known as Deer Park Farm, and its location within easy walking distance of Blandford town centre and all its amenities. The mobile homes would allow families and family groups to have space of their own (some family groups may require more than one mobile home). The amenities would include free Wi-Fi, laundry facilities, education and recreation areas.

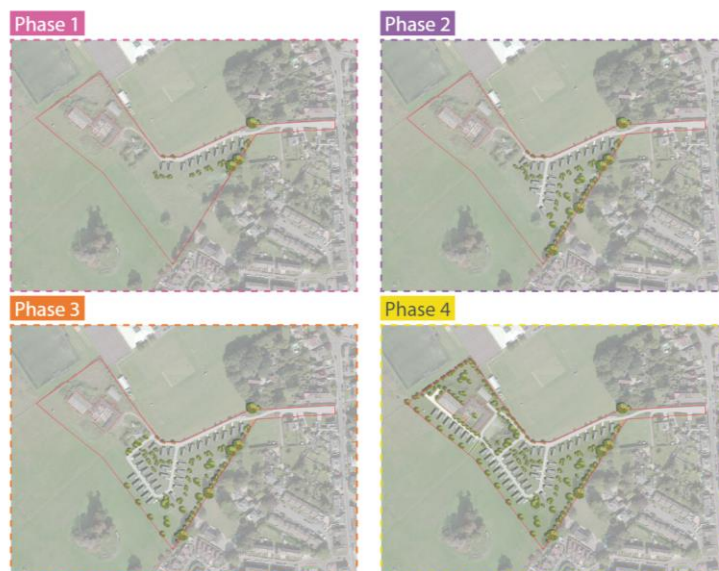
We are working with charities, such as Refugees at Home, and community groups to identify suitable families and to ensure that they are appropriately supported when they arrive. Our vision includes the provision of language assistance, schooling (with a link into the Ukrainian education system), help with employment and enabling access to local services.

At this stage, a number of families have expressed an interest in this accommodation as a safe place to stay until they are able to return home to Ukraine. Our intention is to approach the provision of mobile homes in phases, starting with up to ten units. Then, depending upon the success of the project and continuing demand for accommodation, moving onto later phases – the phases are shown on the enclosed site plans. We would do this with continuing consultation with you and the local community.

To facilitate this we are preparing a planning application to seek consent for a temporary change of use of the land, for a period of up to 5 years. We hope that this consent will provide the flexibility to match demand and the needs of the families until they are able to return home.

We have already opened a dialogue with Dorset Council and would very much like to discuss these ideas with you as well, to work with you to formulate the best possible offering and to seek your support for the project. I have no doubt that you will wish to lend your wholehearted support to our efforts to address this humanitarian disaster.

The Bryanston Estate and the Rothermere Foundation are very focused on delivering this project at pace in order to minimise the suffering we can see unfolding before us. As such, I would be extremely grateful if I could meet with you as soon as possible in order to discuss this in more detail.



Deer Park Farm

on behalf of The Rothermere Foundation and Bryanston (RFE) Ltd

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date	20/06/2022	job no.	472408



PLANNING APPENDIX A – NEW PLANNING APPLICATIONS
Planning Meeting on Monday 11th July 2022

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
1	P/FUL/2022/03447 The Forum Frier 13 th June 2022	The Forum Frier Salisbury Road Erect canopy to shop front.	B11 – Managing Design in the Conservation Area
2	P/FUL/2022/03345 Smart Auto Spa 9 th June 2022	Unit 5a Blandford Heights Industrial Estate Change of use from car hire forecourt to self-service car jet wash facility, erect covered wash bays and vacuum station/electric vehicle charging point.	B3 - Employment
3	P/LBC/2022/03542 Mrs M Tristram 9 th June 2022	32 Lyston House East Street Remove internal walls and partitioning to attached outbuilding. Remove and replace flat roof, replace window with door and carry out associated internal and external alterations.	B11 – Managing Design in the Conservation Area B8 – Blandford Forum Town Centre
4	P/FUL/2022/03360 Culverdene Properties Ltd. & Crestland Homes Ltd. 16 th June 2022	Former Priory Hospital Fairfield Bungalows Convert former special needs residential care home into 16 No. flats and carry out associated external alterations, including construction of terraces and balconies. Erect cycle store.	B11 – Managing Design in the Conservation Area
5	P/HOU/2022/03805 Mr & Mrs S Regler 22 nd June 2022	10 Lane Close Erect single storey rear extension.	
6	P/RES/2022/03733 Taylor Wimpey Southern Counties 23 rd June 2022	Land Northeast of Lower Bryanston Farm Fair Mile Road Bryanston Erect 75 No. dwellings, form new vehicular access from New Road, open space, landscaping, ecological mitigation, drainage works and other ancillary works. (Reserved Matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2017/1919/OUT).	

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
7	P/FUL/2022/01062 JKL (Enterprises) Ltd 27 th June 2022	Barnack Chambers 9-9A West Street Change of use of the first and second floors from offices (use class E(g)) to a house in multiple occupation.	B8 – Blandford Forum Town Centre B11 – Managing Design in the Conservation Area
8	P/HOU/2022/03828 Mr & Mrs B Whitlock 4 th July 2022	14 Peel Close Erect two storey side extension and single storey rear extension.	B8 – Blandford Forum Town Centre
9	P/VOC/2022/03240 Dorset Council - Gary Hedges 4 th July 2022	Land south-east of Sunrise Business Park and north of the A350 Blandford Bypass Development of a waste management centre for the bulking and transfer of waste and recyclables, comprising a covered waste transfer 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 (Variation of conditions 2, 15 and 16 of planning permission P/DCC/2021/01597 to relocate air handling units, addition of one weighbridge, revised staff car park layout and other minor amendments).	B1 – Blandford Forum and Blandford St Mary Settlement Boundaries B2 – Land North and East of Blandford Forum
10	P/HOU/2022/03947 Mr and Mrs Harrison 5 th July 2022	18 Overton Walk Erect ground floor and first floor extensions and replacement porch.	

Previous applications:

		Town Council	Dorset Council
P/LBC/2022/01063 JKL (Enterprises) Ltd 8 th March 2022	Barnack Chambers 9-9A West Street	<p>The Town Council objects to the application. Whilst the Town Council welcomes residential development above retail, as supported by B+NP policy B8, and agrees that the proposals do less than significant harm to the listed building, we do not believe that the proposals, as stated, are sustainable.</p> <p>The planning portal sets the minimum space requirements for such developments as 37sqm for each flat. The applicant has not demonstrated that this is the case. (The largest flat is 16.05sqm square and the smallest 10.4sqm). Therefore, the Town Council believes that the application for four studio flats (first floor) and three studio flats (second floor) will lead to a cramped and unsustainable form of development, which gives less than the minimum space required for individual occupancy. The Town Council is also concerned about fire safety regulations.</p>	Granted
2/2019/0817/HOUSE Mr & Mrs B Whitlock 17 th June 2019	14 Peel Close Erect Two Storey extension	No objections to the application as there is no material planning consideration and the dwelling does not overlook anything.	Granted

To consider responding to the Pimperne Neighbourhood Plan Review

The Community Planning Team at Dorset Council has written to advise that the Pimperne Neighbourhood Plan Review has been submitted for examination.

Dorset Council, as the local planning authority, is required to carry out a consultation on the submitted plan review.

The consultation will commence on **Friday 1st July 2022** and will run until the end of **Friday 12th August 2022**.

This will give individuals and organisations the opportunity to comment on the review.

An independent examiner will be appointed and any comments received will be passed to him/her for consideration as part of the examination process.

The submission documents, including the plan review itself, and the other associated documents relating to the consultation will be available to view online via the following link:
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/pimperne-neighbourhood-plan>

Councillors should consider responding to the review of Pimperne's Neighbourhood Plan.

Linda Scott-Giles
Town Clerk
1st July 2022