

BLANDFORD FORUM TOWN COUNCIL
Minutes of Town Council Planning Meeting
Held on Monday 11th July 2022 at 7:00pm in the Corn Exchange



PRESENT

Cllr R Carter – Chairman
Cllr C Stevens – Chairman of Council
Cllr L Lindsay
Cllr H White
Cllr N Lacey-Clarke
Cllr A Cross
Cllr P Osborne
Cllr C Jacques

Cllr K Herbert – Vice Chairman
Cllr H Mieville – Vice Chairman of Council
Cllr S Hitchings
Cllr R Holmes
Cllr B Quayle
Cllr P Clark
Cllr E Bray

IN ATTENDANCE

Town Clerk
Nicci Brown

Operations Manager
Members of the public (x 25)

As Chairman of the Planning meeting, Cllr Carter welcomed members of the public and explained the housekeeping for the building. Cllr Carter thanked everyone for attending and explained the process of the public session.

23. PUBLIC SESSION

23.1 Cllr Lacey-Clarke informed attendees that Stuart Laws had passed away.

23.2 Deer Park Farm Application

Cllr Quayle explained that both he and Cllr Lacey-Clarke had been informed by Dorset Council that the planning application for Deer Park Farm is now live. They have not yet passed comment on the application and Cllr Quayle asked attendees to be aware that comments already on the system under his name have not been made by either Dorset Council Councillors.

Dr Gary Noble spoke about the proposed development on the Deer Park Estate for static caravans to be introduced to the land, raising concerns about the segregation of the refugees.

Martin Brickell also spoke about the application, concerned about the location and the future use of the land, once infrastructure is installed, due to the previous desire to develop the land.

David Little agreed with the previous speakers, also concerned about the use of the crisis in Ukraine for this purpose.

Reverend Chris Beaumont is of the opinion that the proposal risks 'ghettoisation' and feels the refugees should be truly integrated into the community. He is keen to welcome any refugees, but thinks there is a better way of doing so.

John Cook supported the previous speakers and explained the previous campaign he was involved in leading – Bryanston Park Preservation Group – to protect the area in 2010. He felt that it would be better for existing residents to welcome refugees into their homes.

Matthew Bell spoke to say he thinks this is a 'done deal'.

24. **APOLOGIES**

Cllr L Hitchings

25. **TO RECEIVE ANY DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**

Cllr Herbert declared an interest in the planning application for Barnack Walk.

Cllr Clark declared a personal interest in the application for Lane Close as he knows the applicant.

26. **MINUTES OF THE MEETING HELD ON MONDAY 6th June 2022**

It was PROPOSED by Cllr Holmes, SECONDED by Cllr Lacey-Clarke and AGREED (12 in favour, 3 abstentions) that the Minutes be APPROVED and SIGNED.

27. **TO CONSIDER PROPOSALS FROM BRYANSTON ESTATE FOR DEER PARK**

The Chairman informed members of the public that the Town Council had not yet received the planning application from the planning authority – Dorset Council – so it will therefore be considered at the full council meeting scheduled for Monday 25th July at 7pm in the Corn Exchange.

Cllr Carter invited Cllr Lacey-Clarke, as a Dorset Council Councillor, to explain the planning process. Cllr Lacey-Clarke explained that the Town Council can only pass comments on material planning matters as a consultee, and then respond to the Dorset Council after its meeting on 25th July 2022. If the Dorset Council's Planning Officer's recommendation does not match that of the Town Council and Dorset Council Councillors, the application will be considered by Dorset Council's Planning Committee. Cllrs Lacey-Clarke and Quayle have already requested that the application is considered by Committee. Cllr Lacey-Clarke explained that comments from members of the public are considered, and they should submit comments online on Dorset Council's website.

Cllr S Hitchings asked about seeking advice from the Neighbourhood Plan consultants and the Town Clerk advised that they had confirmed which of the Neighbourhood Plan's policies refer to development on that area of land.

Cllr Cross asked about responses to the questions and the Town Clerk started to provide the information and Cllr Lacey-Clarke raised concerns that it could cause discussions/predetermination. The Chairman advised that Savills is preparing a FAQ sheet and the Town Clerk will chase this and distribute the link to the planning application as soon as possible, giving Councillors the maximum amount of time to consider it.

28. **APPENDIX A – NEW PLANNING APPLICATIONS**

The paper was noted (see Appendix A).

28.1 **P/FUL/2022/03447 – 13TH June 2022 – The Forum Frier – Salisbury Road – Erect canopy to shop front.**

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

The Town Council has no objections to the application as it is not considered to be out of character or inappropriate development.

ACTION: TOWN CLERK

28. **APPENDIX A – NEW PLANNING APPLICATIONS (CONT)**

- 28.2 P/FUL/2022/03345 – 9th June 2022 – Smart Auto Spa – 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.

It was PROPOSED by Cllr Cross, SECONDED by Cllr Jacques and AGREED (8 in favour, 7 against) that

The Town Council has no objections to the application, subject to restrictions on operating hours being implemented and concerns alleviated regarding industrial waste feeding into the Stour or adjacent properties.

ACTION: TOWN CLERK

- 28.3 P/LBC/2022/03542 – 9th June 2022 – Mrs M Tristram – 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.

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

The Town Council has no objections to the application. It fully complies with B+ policy 11 and it is understood that it complies with the conservation officer's previous points and the Town Council supports it subject to the current conservation officer's approval.

ACTION: TOWN CLERK

- 28.4 P/FUL/2022/03360 – 16th June 2022 – Culverdene Properties Ltd & Crestland Homes Ltd – 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.

It was PROPOSED by Cllr Mieville, SECONDED by Cllr Lacey-Clarke and AGREED (12 in favour, 1 against, 2 abstentions) that

The Town Council objects to the application due to the lack of both affordable housing and parking allocated to the site, with concerns over the safety of that junction when entering the site with the increase in trips that the development will result in.

ACTION: TOWN CLERK

- 28.5 P/HOU/2022/03805 – 22nd June 2022 – Mr & Mrs S Regler – 10 Lane Close - Erect single storey rear extension.

Cllr Clark declared a personal interest as he knows the applicant.

It was PROPOSED by Cllr White, SECONDED by Cllr Cross and AGREED (14 in favour, 1 non-vote) that

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

ACTION: TOWN CLERK

28. APPENDIX A – NEW PLANNING APPLICATIONS (CONT)

- 28.6 P/RES/2022/03733 – 23rd June 2022 – Taylor Wimpey Southern Counties – 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).

It was PROPOSED by Cllr Carter, SECONDED by Cllr Mieville and AGREED (14 in favour, 1 abstention) that

The Town Council has no objections to the application.

However, before the reserved matters application is granted, the Town Council requests that the Planning Officer considers the visually sensitive nature of this location – within the site of an AONB and the Blandford St. Mary and Bryanston Conservation areas and within close proximity to the Blandford Conservation area.

Although just outside all three, the Town Council feels that due regard should be given to Policy B13 of the B+ NP (2021) (i. ii,iii, iv and v) and the designs approved fully comply with NDDC LP 2016, policy 24 (Design).

We also request that due regard is given to Bryanston Parish Council's response to this application.

ACTION: TOWN CLERK

- 28.7 P/FUL/2022/01062 – 27th June 2022 – JKL (Enterprises) Ltd – 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.

8:20pm – Cllr Herbert declared an interest as she knows the applicant and left the meeting during discussion and voting.

8:23pm – Cllr Lindsay left the meeting.

It was PROPOSED by Cllr Lacey-Clarke, SECONDED by Cllr Osborne and AGREED (11 in favour, 2 abstentions, 2 non-votes) that

The Town Council has no objections to the application.

ACTION: TOWN CLERK

8:27pm – Cllrs Lindsay and Herbert returned to the meeting.

- 28.8 P/HOU/2022/03828 – 4th July 2022 – Mr & Mrs B Whitlock – 14 Peel Close – Erect two storey side extension and single storey rear extension.

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 loss of amenity to neighbouring properties.

ACTION: TOWN CLERK

28. APPENDIX A – NEW PLANNING APPLICATIONS (CONT)

- 28.9 P/VOC/2022/03240 – 4th July 2022 – Dorset Council – Gary Hedges – 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).

It was PROPOSED by Cllr Lacey-Clarke, SECONDED by Cllr Cross and AGREED unanimously that

The Town Council has no objections to the application.

ACTION: TOWN CLERK

- 28.10 P/HOU/2022/03947 – 5th July 2022 – 18 Overton Walk – Mr and Mrs Harrison – Erect ground floor and first floor extensions and replacement porch.

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

The Town Council objects to the application considering it to be overdevelopment of the plot; issues of overlooking; possible loss of light to a neighbouring property and proposed materials not in keeping with other dwellings in this area.

ACTION: TOWN CLERK

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

The paper was displayed (see Appendix B).

30. SITE VISITS/DORSET COUNCIL PLANNING MEETINGS

None.

31. TO CONSIDER RESPONDING TO THE PIMPERNE NEIGHBOURHOOD PLAN REVIEW

The paper was noted (see Appendix C).

It was PROPOSED by Cllr Cross, SECONDED by Cllr Carter and AGREED (11 in favour, 2 against, 2 abstentions) that

The Town Council wishes Pimperne Parish Council well with its review.

ACTION: TOWN CLERK

32. CLERK'S REPORT AND CORRESPONDENCE

- 32.1 RFO – The Town Clerk announced that, following the recruitment process for a Responsible Financial Officer, Murray Sims has been appointed and will start on 15th August 2022.

32. CLERK'S REPORT AND CORRESPONDENCE (CONT)

32.2 Emergency Closure – Dorset Council has issued a Notice under Section 14 [2] of the Road Traffic Regulations Act 1984 as amended. All vehicles will be prohibited from proceeding along The Close between the junctions and where the road meet with Damory Street and Orchard Street (in both directions) a distance of approximately 50 metres. The Notice is needed in order to comply with health and safety regulations which require the provision of safe working areas and to minimise likelihood of danger to highway users. It came into operation on 11th July 2022 and can remain in force for up to 21 days, however it is anticipated that the works will be completed by 13th July 2022. The Notice will enable Wessex Water safe access to carry out emergency mains leak in the highway. The alternative route, which will be sign posted is as follows: The Tabernacle - The Plocks - Salisbury Street - Damory Street.

The meeting closed at 8:50 pm.

SIGNED: DATED: