



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 7th November 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
31st October 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 3rd October 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. [Clerk's Report & Correspondence](#)

9. [Blandford+ Neighbourhood Plan – To approve the suite of draft documents for pre-submission consultation authorising delegated authority to the members of the monitoring group and the Town Clerk to make minor amendments where necessary](#)
10. [To consider resolutions from DAPTC for the Annual General Meeting](#)
11. [To receive feedback from the Allotment Management Committee on the proposed allotment building](#)

DATES OF FUTURE MEETINGS

14 th November	Recreation & Amenities Committee Meeting
21 st November	Town & General Purposes Committee Meeting
28 th November	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.

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PLANNING APPENDIX A – NEW PLANNING APPLICATIONS
Planning Meeting on Monday 7th November 2022

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
1	P/HOU/2022/06056 Mrs C Townend 5 th October 2022	60 Victoria Road Construct front and rear dormers	B11 - Managing Design in the Conservation Area
2	P/LBC/2022/05643 Retsof Homes limited 11 th October 2022	11 Market Place Replacement of lead flashing above shop frontage.	B11 - Managing Design in the Conservation Area B8 - Blandford Forum Town Centre
3	P/FUL/2022/05831 Jurassic Fibre 11 th October 2022	Recreation Ground, Bowling Pavilion, Park Road Erection of telecommunications kiosk unit with palisade perimeter fencing.	B11 - Managing Design in the Conservation Area
4	P/HOU/2022/05605 Mr D O'Neill 21 st October 2022	Coonor Milldown Road Conversion of existing garage to an Annexe for family use only. (Regularisation)	B11 - Managing Design in the Conservation Area
5	P/LBC/2022/06233 Mr Powney 21 st October 2022	67a Salisbury Street Retain replacement windows, rooflights, door and render.	B11 - Managing Design in the Conservation Area B8 - Blandford Forum Town Centre
6	P/NMA/2022/05381 Drew Smith 26 th October 2022	Site Of Nordon Salisbury Road – INFORMATION Only Non-material amendment - additional pier at front of site to Plot 40 and changes to appearance of road frontage walls, to Reserved Matters Approval No. 2/2020/0726/REM (Erect 40 No. affordable homes with associated internal access, parking, gardens and open space).	B11 - Managing Design in the Conservation Area

Clerk's Report & Correspondence

Certificate of Lawful Use – P/CLP/2022/05901 – Unit A Holland Way – Erect 2 No. extensions – information only. The above Certificate of Lawful Use Proposed has been received and the Town Council is notified for information purposes only.

Dark Skies – Further to the Town Council's resolution at the last Planning meeting that

The Town Council emphasises the importance of dark skies in the modification review of the Neighbourhood Plan and seeks wording from the B+ monitoring group.

The consultants for the B+ Neighbourhood Plan have added the following statement into the draft modification proposal in three places:

Applicants are also directed to the CCWWD AONB good practice notes for Dark-Sky compliant lighting on new buildings and refurbishments.

This has been shared with the Dark Skies Advisor, Steve Tonkin and he has conveyed his thanks to the Town Council and its consultant, which has been passed on.

Light Dorset Up – PLANETS Cancer Charity Events and Fundraising have approached the office advising that November is Pancreatic Cancer Awareness Month and the 17th November 2022 is Pancreatic Cancer Awareness Day. In honour of this, PCU are on a mission to light the nation purple on the 17th November to raise awareness for this vital and often silent disease. They have asked that we light up the façade in purple, which has been agreed.

Blandford+ Neighbourhood Plan

To approve the suite of draft documents for pre-submission consultation authorising delegated authority to the members of the monitoring group and the Town Clerk to make minor amendments where necessary

The consultant has sent the latest working drafts of the suite of documents and these have been distributed to Councillors along with this agenda.

Suite of draft documents:

1. **Modification Proposal** – setting out the proposed modifications
2. **Modification Statement** – a technical document establishing why the modifications do not change the nature of the plan and therefore does not need to be subject to a referendum
3. **Draft SA/SEA Addendum** – a technical document which assesses the modifications against the previously agreed framework to establish whether the modifications contribute to the achievement of sustainable development
4. **Design Code** – design guidance and codes that is given full effect by policies in the Modification Proposal
5. **Local Heritage Assets** – an assessment against Historic England’s criteria of the list of buildings or structures being identified as local heritage assets in the Modification Proposal
6. **Blandford + Health Background Note** – an updated note setting out the current position on planning for new and improved GP facilities in Blandford
7. **Community Facilities Update Report** – an updated report including Blandford St Mary Village Hall and renaming Bryanston Club to the Old Powerhouse

The Monitoring Group is seeking delegated authority to approve final versions of the suite of documents.

The list of Local Heritage Assets was distributed to Councillors last week and letters went out on Thursday 27th October 2022.

A verbal update will need to be provided at the meeting on housing requirement figures once the consultant has confirmed these with DC’s Planning Officer by 1st November 2022.

Recommendation

It is recommended that Councillors approve the suite of documents, subject to any amendments they may have, and delegate authority to the B+ Monitoring Group to make any minor amendments to finalise the documents.

Linda Scott-Giles
Town Clerk
21st October 2022

To consider resolutions from DAPTC for the Annual General Meeting

<h1>ANNUAL GENERAL MEETING</h1> <p>Member Motions for Consideration 19 November 2022</p>	
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The motions are as follows for the AGM at 10am on 19 November 2022:

A	West Moors Town Council & Charlton Marshall Parish Council	Proposer: <i>Cllr Colin Way - West Moors Town Council</i>
		Seconder: <i>Cllr Beverley Seaby - Charlton Marshall Parish Council</i>
Motion: Request that the requirement to display planning site notices within Dorset, is monitored and enforced to provide a convenient and correctly timed consultation period for neighbours and parish and town councils. Additionally, that Dorset Council revise their policy on advising relevant parties/neighbours of planning applications.		
If approved, the resulting actions: DAPTC write to advise Dorset Council of the motion and a desire by parish and town councils for a change in approach.		
B	Char Valley Parish Council & Lyme Regis Town Council	Proposer: <i>TBC/Lyme Regis Town Council</i>
		Seconder: <i>TBC/Char Valley Parish Council</i>
Motion: Request that NALC continue to lobby central government for changes to the Local Government Act 1972 Schedule 12 Part II, permitting parish and town councils to determine whether they meet online and/or in person.		
If approved, the resulting actions: DAPTC write to NALC to have them in turn lobby central government to press for the Local Government Act 1972 to be amended to permit the use of online facilities for meetings of parish and town councils.		
C	Lyme Regis Town Council	Proposer: <i>TBC/Lyme Regis Town Council</i>
		Seconder: <i>TBC/Member Council</i>
Motion: Request that NALC lobby central government for changes to the National Planning Policy Framework to reduce the conflict and contradiction between Conservation's adherence to less effective standards, and Building Regulation's requirements to improved environmental and energy efficient insulation methods and materials.		
If approved, the resulting actions: DAPTC to write to NALC to lobby central government for changes to the National Planning Policy Framework. Furthermore, write to Dorset Council to ask that they include provision to relax planning policy in favour of improved methods and materials for enhanced environmental performance of building works in their Local Plan and heritage assets across the county.		

D	Lyme Regis Town Council	Proposer:	<i>Cllr Cheryl Reynolds/Lyme Regis Town Council</i>
		Seconder:	<i>TBC/Member Council</i>
Motion: Request NALC lobby central government to make amendments to housing legislation to limit the qualifying criteria for out of area applicants and weight the criteria in favour of local applicants where they have closer ties.			
If approved, the resulting actions: DAPTC to write to NALC to lobby central government for changes to the Housing and Planning Act 1986.			

E	Corfe Castle Parish Council	Proposer:	<i>TBC/Corfe Castle Parish Council</i>
		Seconder:	<i>TBC/Member Council</i>
Motion: That DAPTC support the provisions in the Levelling-up and Regeneration Bill to discourage the growth in second homes by a 100% surcharge on council tax and seeks further discretionary controls on the growth in holiday lets and if passed a resolution be forwarded to NALC, the Local Government Association and Dorset MP's			
If approved, the resulting actions: DAPTC to write to NALC, the Local Government Association and Dorset MPs in support of the motion.			

F	Piddle Valley Parish Council	Proposer:	<i>TBC/Piddle Valley Parish Council</i>
		Seconder:	<i>TBC/Member Council</i>
Motion: Piddle Valley Parish Council requests that DAPTC lobby the Dorset Police and Crime Commissioner to support better enforcement, and the Government for stronger penalties, for the illegal use of public Rights of Way by motor vehicles (Footpaths, Bridleways and Restricted Byways).			
If approved, the resulting actions: DAPTC to write to the Police & Crime Commissioner for Dorset in support of the motion.			

G	Swanage Town Council	Proposer:	<i>Cllr D Monkhouse/Swanage Town Council</i>
		Seconder:	<i>TBC/Member Council</i>
Motion: DAPTC asks Dorset Council to use its statutory authority to challenge changes to health services that reduce residents' access to health care, including in emergency. Furthermore, that it requires the Integrated Care Board to deliver the improved access to health care, including for rural residents, that was promised as part of the Clinical Services Review and account to Dorset Council regarding their plan.			
If approved, the resulting actions: DAPTC to write to Dorset Council in support of the motion and to include the following points as part of the correspondence relating to the motion: <ul style="list-style-type: none"> • That there is a realistic plan to address the shortage of acute, and community, staff, and beds; to increase access to, and quality of, health care in Dorset; and to reduce ambulance handover delays. • That access to local health care services is urgently improved: GP's, Walk-in Minor Injury Units, Community Hospital clinics, tests and minor surgery, and NHS dentistry services. • That the Ambulance Service is better resourced so that it is able to meet target emergency response times, including in rural areas. • That Poole A&E and Maternity units continue to operate fully, as promised, until two years after the new BEACH centre at Bournemouth opens, and there is a realistic and urgent plan to improve A&E at Dorset County Hospital. • That there is a realistic plan to address planned operation waiting lists. 			

H	Broadmayne Parish Council	Proposer:	<i>TBC/Broadmayne Parish Council</i>
		Seconder:	<i>TBC/Member Council</i>
Motion: Broadmayne Parish Council urges DAPTC to make representations that Dorset Council should adopt an updated vehicle speed limit policy for roads within towns and villages. Within built up areas, where there are journeys made by foot along a road and there is either no footway or only partial footway provision, the default speed limit for motor vehicles for the entire length of road within the built-up area should be 20mph.			
If approved, the resulting actions: DAPTC to write to Dorset Council asking for their observations and response to the inclusion of the motion in any future policy development.			

I	Corfe Castle Parish Council	Proposer:	<i>Cllr Josey Parish/Corfe Castle Parish Council</i>
		Seconder:	<i>Name/Member Council</i>
Motion: DAPTC requests Dorset Council help parish and town councils with budget preparation for 2023/24 by providing an election cost calculator. This will enable parishes to determine whether they include a potential cost for an election ahead of May 2024 and to hold a reasonably accurate amount in the budget for such purposes.			
If approved, the resulting actions: DAPTC write to Dorset Council to request they provide a calculator for all parish councils in the Dorset Council area for inclusion in budget discussions ahead of precept submission in January 2023.			

J	Alderholt Parish Council	Proposer:	<i>Cllr Steve Butler / Alderholt Parish Council</i>
		Seconder:	<i>TBC/TBC Member Council</i>
Motion: DAPTC requests Dorset Council planning team to make the necessary changes to the planning portal at the earliest opportunity, to allow each parish and town to create weekly planning reports identifying new planning applications and those where decisions have been made.			
If approved, the resulting actions: DAPTC to include in the correspondence a request that end users are consulted about the final functionality of the portal reports feature to ensure it delivers the right outcome. This should include the facility to create reports for the parish and/or ward boundaries. This search and report facility should be available for both officers and elected members alike.			

K	Beaminster Town Council	Proposer:	<i>Cllr Chris Turner/Beaminster Town Council</i>
		Seconder:	<i>TBC/TBC Member Council</i>
Motion: The Dorset Association of Town & Parish Councils strongly urges the National Association of Local Councils to lobby Government to secure legislation for the inclusion of solar electric, water heating generation and other energy saving and generating technology in all new domestic and industrial buildings in the UK.			
If approved, the resulting actions: DAPTC to write to NALC outlining the need for a change in legislation.			

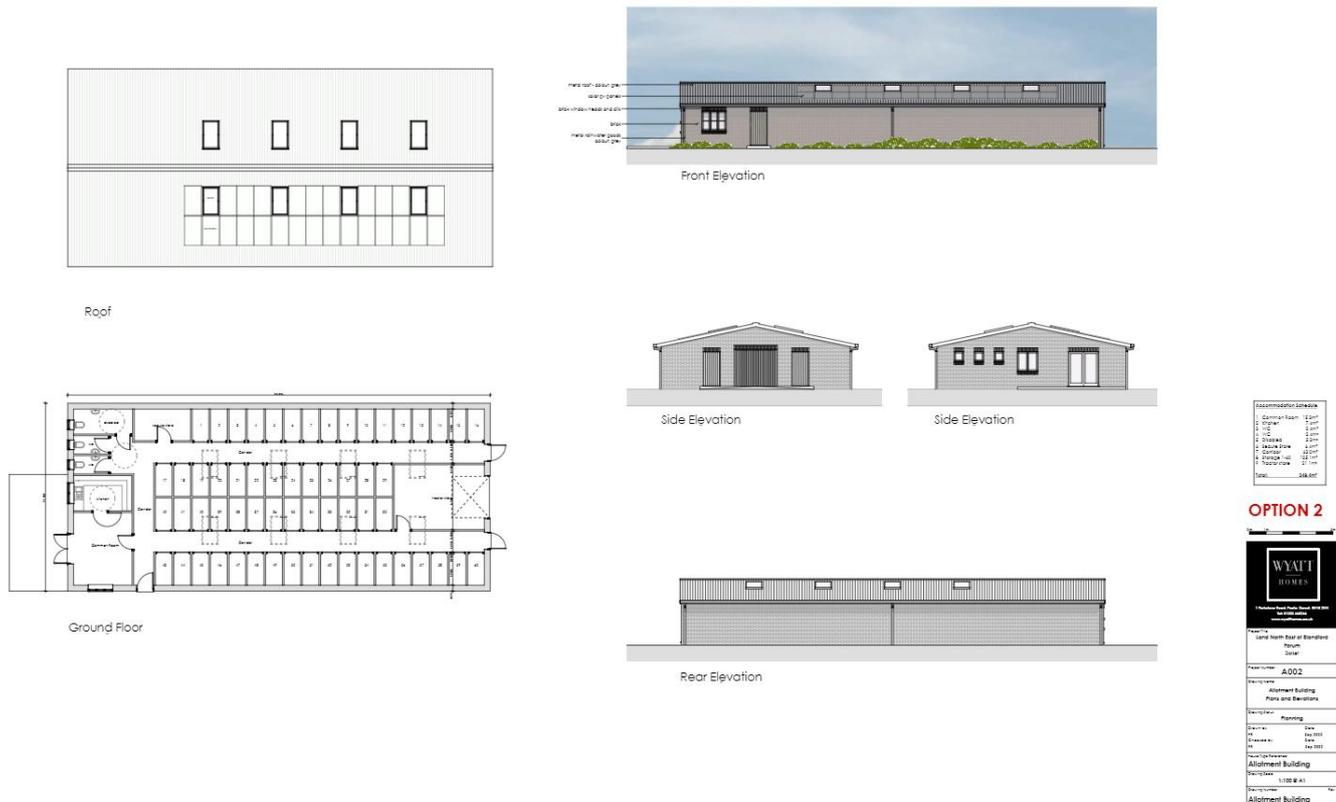
Recommendation

Councillors are asked to consider the motions and vote on each one, which provides the DAPTC representative with the guidance for voting at the AGM in November.

Linda Scott-Giles, Town Clerk, 31st October 2022

To receive feedback from the Allotment Management Committee on the proposed allotment building

On 12th October 2022, Wyatt Homes sent through the updated plans for the allotment building (pictured below) and these were shared with Councillors, the Allotment Management Committee (AMC) and the surveyors who have been working on this project with the Town Council. The AMC has also been advised of the date of the Planning meeting.



Feedback from Operations Manager:

In general, it would appear that the specifications suggested would be equitable with that which is already enjoyed at the current site. However, I would like to see the fire alarm system which is to be installed in the new building to be at least compatible with the existing one (Current spec is BS5839).

Entry to the building should be via keypad and it is essential that it is accessible to all.

Feedback from AMC:

We are happy with the latest plans, having the tractor shed within the building is a good call.

Feedback from Councillors:

No feedback was received from apart from one Councillor, who would like to await approval from the AMC and was in agreement about the alarm system.

Feedback from Surveyor (with officer replies in red), which has been sent to Wyatt Homes for a response:

1. Foundations, floor and wall structure all appear to be adequate and as expected.
2. The roof pitch looks rather low and question how it is to be formed. If the building is to be built of a steel frame then it would be acceptable, but if the roof is to be formed of timber trusses, the rafters would be very deep and it would be difficult to tie it together over the wide span of the building, particularly as the roof will need to take the weight of the PV panels.
Worth getting this confirmed one way or another, we will query it with Wyatt Homes.
3. The insulation and U values of the floor, walls and roof appears to be acceptable and in accordance with the Building Regulations.
4. The dimensions of the WCs and accessible WC appear to be in accordance with the Building Regulations.
5. We are unaware of the fire compartmentation strategy, but as the internal walls are to be built of blockwork it is likely that they will provide adequate resistance to fire, provided that they are continued up to the underside of the roof and fire doors are fitted in openings that are in compartment walls.
6. Travel distances to emergency escapes final exits are within the maximum distances allowed for in the Building Regulations and there appears to be an adequate number of emergency escapes.
7. Smoke detection and alarms are to be fitted in the corridors, which is acceptable. We note there is no heat detector in the kitchen, but assume there is not going to be a heat source or method of cooking in the kitchen, so a heat detector is probably not warranted.
There is currently an alarm fitted in the building and we would expect one to be fitted in the new building. Current spec is BS5839.
8. We assume that there will be level access into the building?
There would need to be disabled suitable access.
9. No mention of foul drainage provision so would query if the intention is to connect into the main drainage system, if so, is there a sewer nearby?
Would need clarification.
10. Have BFTC thought about security and access into the building for users and how that will be managed?
There is currently a keypad for entry.
11. We note that electric heating and hot water is to be provided in the building. This will obviously provide a nicer environment for users, but is BFTC happy that there will be on-going running costs for electricity to supply the heating and hot water? Is the building almost too nice and comfortable for its intended use?
Heating and hot water in the building is fine, we currently have this via water heater in the kitchen area.

A response is still awaited from the developer at the time of publishing the agenda but is anticipated prior to the meeting.

Recommendation

It is therefore recommended that the Town Council responds to the developer with the compilation of comments/queries listed in this report and, if the reply has been received prior to the meeting, Councillors consider this along with the other feedback.

Linda Scott-Giles
Town Clerk
21st October 2022