

BLANDFORD FORUM TOWN COUNCIL
Minutes of Town Council Planning Meeting
Held on Monday 5th December 2022 at 7:04pm in the Corn Exchange



PRESENT

Cllr R Carter – Chairman
Cllr E Bray
Cllr S Hitchings
Cllr R Holmes
Cllr P Clark
Cllr P Osborne
Cllr B Quayle

Cllr K Herbert – Vice Chair
Cllr L Lindsay
Cllr H White
Cllr N Lacey-Clarke
Cllr L Hitchings
Cllr A Cross
Cllr Mieville – late arrival at 7:49pm

IN ATTENDANCE

Town Clerk

Committee Clerk

IN ATTENDANCE VIA MICROSOFT TEAMS

Operations Manager

Nicci Brown

64. PUBLIC SESSION

Cllr Bray thanked the Town Clerk for the excellent family show held yesterday in the Corn Exchange and Cllr Carter thanked Cllr S Hitchings for organising the Blandford Yuletide Festival held on Friday evening.

Cllr Lacey-Clarke wanted to let Councillors know that he had spoken to the individual who disrupted the previous council meeting and that he had explained the process of the public session. He asked that he apologises to staff before he attends another Council meeting and the Town Clerk confirmed that it is not staff that he should be directed to.

65. APOLOGIES

Cllr C Jacques

Cllr Stevens

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

None

67. MINUTES OF THE MEETING HELD ON MONDAY 7th NOVEMBER 2022

It was PROPOSED by Cllr Holmes, SECONDED by Cllr L Hitchings and AGREED (11 in favour, 2 abstentions) that the Minutes be APPROVED and SIGNED.

68. APPENDIX A – NEW PLANNING APPLICATIONS

The paper was noted (see Appendix A).

68.1 P/VOC/2022/06369 – Land south-east of Sunrise Business Park and north of the A350 Blandford Bypass, Blandford Forum

Cllrs Quayle and Lacey-Clarke abstained from voting due to their position as Dorset Council Councillors.

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

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

The Town Council has no objections as the site has already been approved. The proposal is for slight amendments to car parking and the wildflower meadow and there are no material reasons to oppose this.

ACTION: TOWN CLERK

68.2 **P/RES/2022/03733 – Land North East of Lower Bryanston Farm Fair Mile Road Bryanston Dorset Erect 75 No. dwellings, form new vehicular access from New Road**

It was PROPOSED by Cllr Lacey-Clarke SECONDED by Cllr L Hitchings and AGREED unanimously 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). The Town Council also requests that due regard is given to Bryanston Parish Council's response to this application.

ACTION: TOWN CLERK

68.3 **P/LBC/2022/06494 52 Salisbury Street Blandford Forum Dorset DT11 7PR**

Cllr Clark declared an interest as the property is next door to a property he owns.

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

The Town Council welcomes the proposal to bring back into use a building that has fallen into a severe state of disrepair over 25 years. The proposals set out by the applicant meet the requirements of B+ NP B11 (i and ii) and will produce a building in keeping with the predominantly Georgian conservation area. The Town Council therefore recommends acceptance of the application for LBC. However, it recommends that the applicant works closely with the Conservation Officer and Dorset Council Planning to fully explore the internal and external heritage features that may be retained or repaired.

ACTION: TOWN CLERK

68.4 **P/NMA/2022/07094 - 1 Cobham Road Blandford Forum Dorset DT11 7YF – Non material amendment – increase the garage extension by 1.5m**

The application was noted.

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

The paper had been emailed to Councillors prior to the meeting.

70. **SITE VISITS/DORSET COUNCIL PLANNING MEETINGS**

None

71. **CLERK'S REPORT AND CORRESPONDENCE**

Nothing to report.

72. **TOWN HALL/CORN EXCHANGE PROJECT**

72.1 **To approve an application for a loan to the Public Works Loan Board**

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

The Town Council authorises the commencement of a loan application to the Public Works Loan Board to enable the project to go forward.

ACTION: TOWN CLERK

72.2 **To seek approval to start the contractor procurement process**

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

The Town Council authorises the commencement of the contractor procurement process, with officers then reporting back to council to seek a final decision on the appointment.

ACTION: TOWN CLERK

73. **CONFIDENTIAL**

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

The public and press may be excluded from the meeting on the grounds that publicity might be prejudicial to the public interest as per the Public Bodies (Admission to Meetings) Act 1960.

73.1 **TOWN HALL/CORN EXCHANGE PROJECT**

73.1.1 **To approve expenditure authority for fees for the next phase of the project**

The exact figure for fees throughout the next phase of the project is not yet known (due to the uncertainty of the scale of project to be undertaken) and there are still funds remaining from the £181,000 approved for fees at the meeting held in November 2021. It was therefore agreed that the council continues with this expenditure authority until more information is known and new figures are available. IPA is requesting fee quotes from individual consultants that can be considered at a future meeting ASAP.

7:49pm – Cllr Mieville arrived.

73.1.2 **To authorise an application for a loan to the Public Works Loan Board**

Councillors discussed the costs for the overall project, provided by the quantity surveyor and asked questions of IPA (consultants). It was agreed that, although further discussions and decisions are required, at this stage the council will proceed on the basis that 'Option A-plus' is progressed and the subject of a works tender exercise. It was fully accepted and expected that some savings may need to be made once tenders have been returned in order to obtain a balanced budget. It is envisaged that this work will take place in collaboration with a preferred bidder and prior to any contracts being signed. 'Option A-plus' is the Option A scheme as presented plus a number of additional items that had been omitted.

73.1 TOWN HALL/CORN EXCHANGE PROJECT (cont.)

It was PROPOSED by Cllr L Hitchings, SECONDED by Cllr Cross and AGREED (12 in favour and 2 abstentions) that

The Town Council starts the application process setting a maximum budget of £3m, bringing it back to council once officers are in a position to advise on the repayments and length of term.

ACTION: TOWN CLERK

The meeting closed at 7.56pm.

SIGNED: DATED: