



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 5th June 2023 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
29th May 2023

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 24th April 2023](#)
5. [Appendix A – New Planning Applications \(refer to draft Appendix A attached\)](#)
6. Appendix B – Dorset Council Decisions on Planning Applications and Applications Awaiting Decisions (to be distributed prior to the meeting)
7. Site Visits/Dorset Council Planning Meetings
8. Clerk's Report & Correspondence

9. [To receive a recommendation from the Climate working group on the Dorset Council consultation: Planning for climate change](#)
10. [To consider a request from a resident in Jubilee Way with regards to traffic problems](#)
11. [To consider an invitation to speak at the Dorset Council planning committee regarding the Former Priory Hospital, Fairfield Bungalows \(P/FUL/2022/03360\)](#)

Dates of next meetings

12th June Finance & Staffing Meeting
19th June Recreation & Amenities Committee Meeting
24th June Armed Forces Day

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



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PLANNING APPENDIX A – NEW PLANNING APPLICATIONS
Planning Meeting on Monday 5th June 2023

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
1	P/HOU/2023/02139 Mrs L Young Deadline 6 th June	4 Staverton Walk Blandford Forum DT11 7TN Erect single storey extension	Blandford + NP policy B1
2	P/HOU/2023/01284 Mr Robb Deadline 6 th June	Ottershaw 14 White Cliff Mill Street Blandford Forum DT11 7BW Erect extensions to, and remodelling of, the existing dwelling house.	Blandford + NP policies B1 and B11
3	P/FUL/2023/02069 Mr Newman Deadline 6 th June	Bartletts Country Stores Shaftesbury Lane Blandford Forum DT11 7EG Retain timber shelter attached to a food trailer and change of use of land from retail to Class A3 (Selling food and drink on/off the premises)	Blandford + NP policy B2 and B3
4	P/HOU/2023/02241 Mr and Mrs Lillywhite Deadline 6 th June	163 Salisbury Road Blandford Forum DT11 7SW Erect Double Garage to side of existing dwelling	Blandford + NP policies B1 and B11
5	P/HOU/2023/02166 Mr L Tetley Deadline 7 th June	153 Salisbury Road Blandford Forum Dorset DT11 7SW Remove & replace the roof on the main building to form a first floor. Erect single storey extension to the rear of the property	Blandford + NP policies B1 and B11
6	P/OUT/2020/00026 Lewis Wyatt Construction Ltd Deadline 20 th June	Land At E 389445 N 108065 North and East of the Blandford Bypass Blandford Forum Dorset Hybrid planning application for the phased development for up to 490 No. dwellings and non-residential.	Blandford + NP policy B1
7	P/LBC/2023/02694 Mr Newlin Deadline 7 th June	27 White Cliff Mill Street Blandford Forum DT11 7BQ Dismantle and re-build front wall. Widening of driveway access	Blandford + NP policies B1 and B11
8	P/FUL/2023/02343 & P/LBC/2023/02344 Royal Bank of Scotland Deadline 14 th June	23-25 Market Place Blandford Forum DT11 7AF Removal of internal and external banking related fittings, including 1no. ATM and 1no. nightsafe and signage to the exterior. Apertures to be infilled to match existing elevation.	Blandford + NP policies B1 and B11

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
9	P/HOU/2023/02841 Mr Will Couch 14 th June	35 Queens Road Blandford Forum DT11 7JY Erect single storey extension to rear. Demolish existing extension. Demolish wall to create 1no parking space	Blandford + NP policies B1 and B11
10	P/LBC/2023/02978 Mr and Mrs Powney Deadline 22 nd June	67 Salisbury Street Blandford Forum DT11 7PY Remove two pair of 'solid' timber doors and replace with a pair of part glazed single doors and a fully glazed pair and a half of glazed doors, form new opening within existing masonry wall	Blandford + NP policies B1 and B11
11	P/FUL/2023/02846 Ms Hurley Deadline 15 th June	8 Dorset Mews Dorset Street Blandford Forum Dorset DT11 7RF Erect single storey extension	Blandford + NP policies B1 and B11
12	P/FUL/2023/02895 Deadline 15 th June	Coonor Milldown Road Blandford Forum DT11 7DD Change of use of annexe to holiday accommodation	Blandford + NP policies B1 and B11
13	P/HOU/2023/03007 Deadline 15 th June Mr and Mrs Newlin	27 White Cliff Mill Street Blandford Forum DT11 7BQ Dismantle and re-build front wall which is leaning. Widening of driveway access	Blandford + NP policies B1 and B11
14	P/TRC/2023/02998 Holland For information only	56 Queens Road Blandford Forum Dorset DT11 7LA T1 - Cypress - Fell. G2 - 2x Cypress - Fell. G3 - 2x Poplar - Fell	

To receive a recommendation from the Climate working group on the Dorset Council consultation: Planning for climate change

The Working Group had been asked for feedback to the Dorset Council consultation, which has been distributed to Councillors. Councillors are also welcome to respond to the consultation by 5pm on Thursday 8 June 2023 as individuals.

Dorset Council is consulting on the following, to provide guidance on how climate change is taken into account in planning applications and decisions:

- **Interim guidance and position statement** - to help decision makers weigh up the benefits of addressing climate change with other material considerations. The statement provides an overview of the legislative, national and local policy context and addresses sustainable design and construction and planning for renewable energy schemes.
- **Sustainability checklist** – sets out questions for applicants to check in relation to their schemes' sustainable design and construction.
- **Amendment to Paragraph 39 of the Dorset National and Local List of Requirements** – amending the existing requirement to submit a sustainability statement for relevant planning applications to include the proposed sustainability checklist.
- **Listed buildings** – what you can do for climate change - to help householders with what they can do to increase energy efficiency in their listed buildings and understand what they would need consent for.

The consultation is running from 20 April to 8 June 2023. You can view the draft documents and comment online at: www.dorsetcouncil.gov.uk/planning-for-climate-change

Cllr Osborne [prepared a document](#) for the working group to work on, which is a recommendation for Councillors to consider. Please note that there may have been amendments at the working group meeting, which will be confirmed at the Planning meeting.

Linda Scott-Giles
Town Clerk
25th May 2023

Notes on the Dorset Council Planning for Climate Change Consultation

Cllr P. Osborne

Dorset Council has prepared three draft guidance documents to assist in addressing climate change through planning. The documents provide guidance on considering climate change when planning applications are being prepared and decided. The documents are:

1. Planning for climate change: Interim Guidance and Position Statement - provides commentary on the weight that can be given to climate change in decision making and sets out considerations for new buildings and stand-alone renewable energy schemes in relation to climate change, given current planning policy.
2. Sustainability Checklist - to be completed by applicants in support of planning applications. The checklist covers sustainable design and construction measures for new development, and provides best practice guidance on what can be done to achieve net zero carbon development. Please see the associated questions in relation to changes to paragraph 39 of the Council's Local List of planning application requirement: Sustainability checklist and statement.
3. Listed buildings: what you can do for climate change – a guidance note outlining measures to consider when looking at energy efficiency in Listed Buildings.

A. Dorset Council Planning for Climate Change - Interim Guidance and Position Statement

Q1. Do you have any comments regarding the introduction and overarching policy context?

1.1.2. The statement provides commentary on the weight given to climate change in decision making and sets out what Dorset Council expects from planning applications, given current policy. The statement focusses on new built development and proposals for stand-alone renewable energy generation schemes and is intended to be in place until the adoption of the new Dorset Local Plan.

RESPONSE: The statement excludes a whole raft of individual renovation schemes where there may be opportunities to improve the ecological impact of the property, including extensions under 10% of the size of the floor plan (explicitly excluded) and existing properties.

1.1.8. Locally we must therefore act on each of the three pillars of climate change biodiversity loss, and environmental resilience. Our Strategy has sustainable development and construction as one of its nine missions and this will be central to our approach for each pillar.

RESPONSE: Contradicts 1.1.3. Explicitly where is biodiversity covered?

1.1.15. In relation to sustainable design and construction, the NECES sets out an aim for new buildings to be net zero, nature positive and resilient in location, orientation, design and construction - cutting energy use, enabling sustainable travel, boosting the value of our natural assets, and limiting vulnerability to climate change. Furthermore, there is a clear objective to boost deployment of renewable generation.

RESPONSE: This is Laudable, but what is the plan for existing buildings which make up the vast majority of buildings? This should be at least acknowledged.

Any proposed renovation should be made to meet the same criteria as a new build.

1.1.17. The climate emergency is increasingly recognised as a significant material consideration in decision-making and appeals.

RESPONSE: This is poorly worded and shows that we have not moved far enough towards acknowledging that this is an existential crisis.

1.1.23. The interim guidance and position statement is not in itself planning policy and is not part of the statutory development plan. Instead, it is non-statutory guidance, underlining that tackling climate change is a material consideration in decision making.

RESPONSE: If this is to me more than a dog with no teeth, from where does it draw its authority?

1.1.27. Environmental adaptation, as a key 'pillar' in achieving resilience to climate change, is interlinked with the sustainable design of development.

RESPONSE: Very pleased to see this.

Context:

RESPONSE: There has been no real policy context changes since 2015, despite a raft of climate emergencies being declared (including Dorset Council).

Q2. Do you agree with Position Statement 1 - Sustainable Design and Construction?

RESPONSE: No. It's not strong enough

Q.3 Do you have any comments regarding Position Statement 1?

Position Statement 1

1. Climate change will be given significant weight as a material consideration in the balance when determining planning applications, in line with the legislative and national policy context (as summarised in section 1 of this document).

RESPONSE: Given that the national policy context has barely changed since 2015 and was inadequate at that time, it is not sufficient to align to the national policy context. In the absence of leadership from the national centre, Dorset Council could take the opportunity to step up and lead the way.

2. Dorset's declaration of a climate emergency and the Dorset Council Natural Environment, Climate and Ecology Strategy, which aims to move Dorset towards net zero carbon by 2050, will be given weight as a material consideration in planning decisions.

RESPONSE: This is completely worthless if the intention is to stay aligned to an inadequate national policy context.

7. The contribution a proposal makes towards net zero will be assessed through the submitted Sustainability Statement. A proposal that meets the targets stated in the checklist will be viewed positively as part of the overall planning assessment against the development plan and relevant material considerations. Where it is demonstrated that a proposed development will be net zero and it comprehensively complies with all of the standards set out in the checklist, this will be given weight in the planning balance. Where a proposed development incorporates measures and standards as set out in the checklist, this will be taken into account when making planning decisions. The degree to which a proposal incorporates measures to achieve the targets and standards set out in the checklist will be considered – greater weight will be given where more measures are incorporated into the development proposal.

RESPONSE: This is not positioned strongly enough against those that don't comply and could. There is also a distinct lack of backbone with regards listed buildings.

Q4. Do you agree with Position Statement 2 - Renewable Energy Development?

RESPONSE: Yes

Q.5 Do you have any comments regarding Position Statement 2?

RESPONSE: Seems sensible. But we must be clear that while heritage sites and AONBs are important and should be protected, the existential threat of climate change means that we will likely have to have a higher degree of compromise on the high levels of protection that they have enjoyed in the past.

B. Dorset Council Interim Guidance Note - Sustainability statement and checklist for planning applications

3. "...Householder applications, alterations, extensions to existing non-residential buildings that fall under the 10% threshold and applications for change of use where there is no increase in floorspace are not required to submit a completed checklist. Such applications are however encouraged to consider relevant parts of the checklist and submit either a completed checklist or include within their planning statement information to demonstrate how climate change has been taken into consideration."

RESPONSE: This is welcomed and goes some way, but not all, to alleviate concerns raised against the position statements in relation to extensions. However, 10% of a 20 bedroom manor house or a factory is very different to 10% of a 3 bed semi. It is our considered view that there should be no exceptions.

Q1. Do you agree with the introduction of a sustainability checklist to support the requirement for applicants to provide a sustainability statement?

RESPONSE: Yes. A huge step in the right direction. But must be mandatory for all planning applications.

Q2. What do you think about the content of the checklist?

RESPONSE: We can't see anything missing

Q3. Do you have any comments regarding the Sustainability Checklist and guidance?

RESPONSE: No

C. Changes to Paragraph 39 of the Dorset National and Local List of Requirements: Sustainability checklist and statement

Q1. Do you agree with including the sustainability checklist alongside the sustainability statement in the Local List?

RESPONSE: Yes

Q2. Do you have any comments on the types of development a sustainability checklist would be required for?

RESPONSE: It should be mandatory for all types of development, even if it is accepted that in some cases of householder development (<10%), the threshold expectations may be lower where a permitted justification is provided.

D. Listed Buildings – what you can do for climate change

Q1. Is the quick reference table at section 3.3 clear and easy to use?

RESPONSE: Yes

Q2. Are you aware of any other examples that could be added as case studies?

RESPONSE: No

Q3. Do you find the case studies helpful in demonstrating examples of what measures can be used?

RESPONSE: Yes

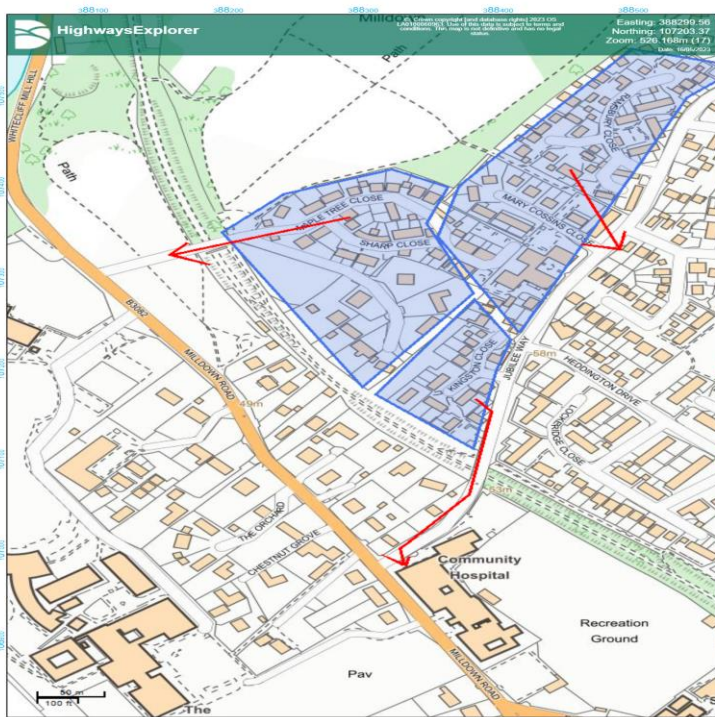
Q4. Is there anything else you would like guidance on (relating to listed buildings and climate change) that you think is missing from this document?

RESPONSE: The whole sections needs to be looked at again as it hasn't really moved on. Without adaptation these buildings will become more vulnerable to the impacts of climate change. They will fall into disrepair and become uninhabitable. The only way to really preserve them for future generations is to loosen the grip on how they might be adapted, so at least their character can be preserved.

To consider the following request from a resident of Jubilee Way

A letter was received from Mrs Gemma Dancer, requesting a pedestrian crossing on Jubilee Way, ideally in line with the Trailway. Mrs Dancer explained that there are many school children who are from the Damory Estate or using the trailway and cross the road here at school times. As there are often several cars that park along the road for the hospital it can be quite difficult for drivers to see pedestrians waiting to cross and for pedestrians to see past the parked cars.

This request was sent to Rolly Skeats (Dorset Council) for his view, prior to bringing it to council for consideration, and he advised that he needed a little more information but, as he sees it, there is ample opportunity for children to cross the road further up Jubilee Way and anyone that doesn't is able to cross further down at the hospital. Rolly asked for an idea of numbers that this would benefit and provided the map below, illustrating what he feels the demographic is and what direction they are likely to take.



I have forwarded Dorset Council's response to the resident and have asked for further information i.e., number of residents that will benefit. I also suggested that any incidences are reported on Dorset Council's near miss website to help to build a case.

Councillors are asked to consider Mrs Dancer's request.

Julie Wigg
Committee Clerk
24th May 2023



Planning Services

County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ

✉ 01305 838336- **Development Management**

✉ 01305 224289- **Minerals & Waste**

X www.dorsetcouncil.gov.uk

Date: 25 May 2023

Ref: P/FUL/2022/03360

Support Officer: Jackie Witt

Team Area: Northern

✉ 01305 838336

✉ planningnorth@dorsetcouncil.gov.uk

Dear Sir/Madam

Planning Application Number: P/FUL/2022/03360

Location: Former Priory Hospital Fairfield Bungalows Blandford Forum Dorset DT11 7HX

Description: 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.

I write to let you know this application will be considered by Planning Committee on **13 June 2023**. The meeting will be held at: **Stour Hall - The Exchange, Old Market Hill, Sturminster Newton, DT10 1FH**

The committee agenda (detailing the start time of meeting), application report and recommendation, are available to view five working days before the committee meeting at <https://moderngov.dorsetcouncil.gov.uk/ieDocHome.aspx?bcr=1> The meeting will be livestreamed and be available to watch online, either "live" or by recording. Access to the YouTube link will also be available on this webpage.

You may attend the committee meeting which is open to the public, and observe the presentation, discussion and decision making. Additionally, if you wish, you may take the opportunity to speak at the meeting. More information on how to notify us about your intention to speak, along with further guidance is attached to this letter, and also available online at <https://moderngov.dorsetcouncil.gov.uk> and click the link [Guidance to Public Speaking at a Planning Committee](#).

If you should have any queries, please contact: Megan Rochester 01305 224709
Email: megan.r.rochester@dorsetcouncil.gov.uk in Democratic Services.

You must register to speak before **8:30 AM at least two clear workings days** before the meeting.

Please note that if you make representations to the committee your name, together with a summary of your comments will be recorded in the minutes of the meeting. The minutes, which are the formal record of the meeting, will be available to view in electronic and paper format, as a matter of public record, for a minimum of 6 years following the date of the

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