



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 17th July 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
10th July 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 5th June 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 – emailed to councillors prior to meeting.
7. Site Visits/Dorset Council Planning Meetings
8. Committee Clerk's Report
 - 8.1 [Summary Report – Planning Summit](#)
 - 8.2 [To approve the updated Blandford + Neighbourhood plan Memorandum of Understanding](#)

Dates of next meetings

24th July Town Council Meeting (Corn Exchange)
31st July Town Council Meeting

August - No meetings are scheduled for this month although a Planning meeting may be necessary.

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 17th July 2023

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
1	<p>P/FUL/2023/03242 & P/LBC/2023/03243</p> <p>Deadline extended until the 18th July Blandford Forum Ltd</p> <p>P/LBC/2023/03617 & P/FUL/2023/03616</p> <p>Deadline 20th July Blandford Forum Ltd</p>	<p>18B Salisbury Street Blandford Forum DT11 7AR</p> <p>Remove 2 existing painted timber windows on rear elevation, replace with 2 matching painted timber windows.</p>	<p>I'm unsure why we've received 4 planning applications as they all seem to be the same?</p> <p>Blandford + NP Policies B1 and B11</p>
2	<p>P/CLE/2023/03323</p> <p>Mr Derek Woods 11th July – extension requested</p>	<p>Taylor's Field Land South Of Damory Coaches Yard E390357 N108510 Salisbury Road Pimperne</p> <p>Certificate of Lawfulness to continue use of land for clay pigeon shooting.</p>	<p>Blandford + NP policy B2</p>
3	<p>P/HOU/2023/03349</p> <p>Mr and Mrs Wilkins Deadline extended to the 18th July</p>	<p>20 Heddington Drive Blandford Forum Dorset DT11 7TP</p> <p>Erect Two Storey Rear Extension</p>	<p>Blandford + NP Policy B1</p>
4	<p>P/FUL/2021/02634</p> <p>Mr S Thorne 24th July 2023 Appeal</p>	<p>43-43A East Street Blandford Forum DT11 7DX</p> <p>Conversion of building to provide 4 No. residential apartments. Reconfigure retail space (Class E), external alterations including extension over outbuilding at first floor level; new external doors, windows, rooflights</p>	<p>Blandford + NP Policies B1 and B11</p>

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
5	P/FUL/2023/03166 Ms Rachel Jackson Deadline 24 th July 2023	Blandford United Football Club Pavilion Park Road Blandford Forum Erect pergola to the front of the building, change window to Bi-fold doors, with shutter. Erect side extension	To give permission on behalf of the Barnes for a Recreation Trust for the works to be carried out. Blandford + NP Policy B5
6	P/TRC/2023/03302 Ms Debra Reed For Information only	59 Salisbury Road Blandford Forum Dorset DT11 7LW T1 - Silver Birch - Fell as it is encroaching on our neighbours. The neighbours are complaining because of all the seeds it sheds. Some have solar panels, and they can't have windows and doors open in the summer because all the seeds fly in	Application withdrawn 6.7.2023
7	P/TRT/2023/03915 Mr M Carter For Information Only	1 Whitecliff Gardens Blandford Forum Dorset DT11 7BU T1 - Cypress - Remove to ground level and grind stump. The tree has been causing damage to its surroundings for a while now with signs of drive and pathway lifting. A retaining wall has been replaced due to it being pushed over. It is also close to the property and interfering with nearby services. The tree has been poorly pruned in the past with signs of it not being able to occlude properly due to incorrect finishing cuts.	

Committee Clerks Report

Summary Report SLCC Planning Summit held on the 5th July 2023.

1. How to have the greatest impact on Town Planning – talk by Andrea Pellegram

- The importance of a development plan – local plans, strategies and Neighbourhood plans. It is a ‘plan led system’
- Especially important to have a Neighbourhood plan evidencing community engagement.
- Important references – the NPPF (2021) proposed changes (Spring 2023), Planning Practice Guidance (the instruction manual) and The Development Plan ie. local application of the plan.
- The importance of working with the Local Planning Authority, developer or agent, the community, statutory consultees.
- The importance of having a pre-application protocol in place.
- Recommendations on how to structure a response

2. Delivering a successful Neighbourhood Development Plan (NDP) and avoiding the pitfalls – Josh Guy, GoCollaborate. (GoCollaborate offer a fully integrated digital community engagement platform for NDP’s at a cost of around £500).

- Delivering a successful NDP
- The importance of community engagement.
- Avoiding the pitfalls, ie. using a range of platforms, not just social media, including face to face engagement. Enhanced transparency. A fixed and accessible record.

3. National Planning Policy Framework Proposals (NPPF) – Samuel Stafford, Planning Director, Home Builders Federation.

- The NPPF are proposing additional protections for Neighbourhood Plans in circumstances where local planning authority’s policies for the area covered by the Neighbourhood Plan are out of date. They are proposing to extend the protection of NP’s from 2 years to 5 years and are also proposing to remove tests which currently mean local planning authorities need to demonstrate a minimum housing land supply and have delivered a minimum amount in the Housing Delivery Test for Neighbourhood Plans to benefit from the protection afforded by the Framework.
- These proposed changes will result in c.77k fewer new homes each year, half the Governments 300k ambition, and over a million fewer homes than the National Target by 2030.
- Just 40% of LPA’s have an up-to-date local plan.

4. Planning for Local Renewables Dan Stone and Neil Best, Centre for Sustainable Energy (CSE) – a new approach to community engagement

- Decarbonisation of electricity (phase out fossil fuels) + Electrification of transport + Electrification of heat = the need to quadruple energy generation from current levels.
- Their aim is for most rural areas to be self-sufficient in local renewable electricity generation.
- CSE want communities to hold workshops to engage the community and recruit participants to come up with renewable ideas. CSE can provide advice and resources for communities to set up their own workshop.

Committee Clerks Report Cont....

**5. Government Reforms to the Planning System – what Clerks need to know.
Andrew Towler, SLCC Planning Advisor.**

- Good development is key, evidence is having more of an impact and more planning applications are refused on design grounds.
- Every area should have a simplified local plan and Design Code which fosters good design.
 - New National model design code
 - Local authorities required to prepare them
 - Can be prepared at an area wide, neighbourhood or site specific
 - developers can prepare them
 - 25 pilot local authorities including Weymouth Town Council.
- More permitted development – building upwards and outwards, in town centres commercial to residential, some agricultural.
- Lobbying for quicker planning applications – statutory period for determination reduced to 13 weeks to 10 weeks and consultation from 21 days to 18 days.
- Strong focus on environment and climate change.
- Governments manifesto commitment of building 300,000 homes per year remains.
- Community infrastructure Levy and S106 agreement to be replaced by Single Infrastructure Levy (SIL).
- Based on fixed percentage of development value.
- The neighbourhood share (rising from 15% to 25% if there is a neighbourhood plan) proposed to be retained.
- Other reforms – addressing second homes, NP's to be strengthened and reformed, new neighbourhood planning tool (a simpler alternative to NP's), digitising the planning system.

**Using Neighbourhood plans to Decarbonise Local Travel Choices and Transport Infrastructure. Caglar Koksak, Research Associate in Spatial policy and Analysis
Laboratory Lecturer in Planning, University of Manchester.**

- The research investigates the extent to which Neighbourhood Plans can contribute to the decarbonisation of transport in Northern England – how can sustainable transport be integrated into a Neighbourhood Plan?
- Link to the toolkit - [Decarbonising Transport with Neighbourhood Plans in Northern England - Manchester Urban Institute - The University of Manchester](#)
- Summary – many NP's do not have an action plan to deliver a low carbon future which is a missed opportunity. It is crucial to integrate sustainable transport into neighbourhood planning to empower communities and to lead to change.

**To approve the updated Blandford + Neighbourhood Plan
Memorandum of Understanding**

When the MOU was written we calculated the percentages using figures from the Dorset Council website and made a considered 'guestimate' of the population of each area. We have recalculated these figures using the 2021 Census and the Dorset Council website. It has been difficult to find exact figures and we have spoken to Dorset Council. Their response is as follows:-

**The population for the Ward of Blandford in 2021 was 10,360. Census 2021
ONS Mid Year Estimate Data for: Bryanston in 2020 was: 890 and for Blandford St. Mary was: 1,500.**

I can't provide the population of Langton Long Blandford because the Census Geography doesn't match the Parish as you noted. When you select the area on the Census website that matches most closely to Langton Long Blandford it gives a figure of 500 – which is way too high because it includes parts of Blandford and parts of Tarrant Monkton. But I wonder whether that would explain why the ONS has given the Population for Blandford and Langton Long Blandford merged Parish as approx: 10,800 according to recent Mid-Year Estimates. The ONS will often merge Parishes if they believe that the data for one is too small to prevent disclosure, however even the smallest of Census Geographies (Census Output Areas) need to be approx. 300 people so they couldn't just have Langton Long Blandford data by itself so have pinched a part of Blandford and Tarrant Monkton to make it up to 500.

The number of dwellings as of 2023 using Address Base data from Ordnance Survey was the following:

Blandford: 5,058

Blandford St. Mary: 1,157 (I believe that it is has seen significant recent development which might explain the lower population in 2020 than you would expect)

Bryanston: 194 (population recorded as being higher because it will include pupils of the private school)

Langton Long Blandford: 61

At present the percentages are:-

Blandford Forum – 84%

Blandford St Mary – 12%

Bryanston – 4%

We recommend that the figures are adjusted as follows: -

Blandford St Mary

1,600

12.2%

Bryanston (remained with Census 2011 figures because 2021 figures include Bryanston School pupils)

890

6.8%

Blandford Forum

10,600

81%

It is recommended that Councillors approve the updated Blandford+ Memorandum of Understanding with the revised percentages.

Julie Wigg
Community Clerk
10th July 2023