



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 Committee which will be held **online** using Microsoft Teams on **Monday 1st March 2021 at 7.00pm** to consider the following items.

Linda Scott-Giles
Town Clerk
22nd February 2021

A G E N D A

This meeting will be held in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 ("the 2020 Regulations") which came in to force on 4th April 2020. The 2020 Regulations enable local councils to hold remote meetings (including by video and telephone conferencing) for a specified period until May 2021. The 2020 Regulations apply to local council meetings, committee and sub-committee meetings in England.

Members of the public are invited to join the meeting [using Microsoft Teams](#). If, as a member of the public, you wish to speak in the Public Session, please notify the Town Clerk prior to the meeting via admin@blandfordforum-tc.gov.uk or 01258 454500.

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.

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 1st February 2021](#) (to be signed by the Chairman at the earliest opportunity)
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 displayed at the meeting)
7. Site Visits/Dorset Council Planning Meetings

8. [Clerk's Report & Correspondence](#)
9. [To consider and approve the investment of maturing money](#)
10. [To consider the proposed allotment layout for land north of the bypass](#)
11. [To consider forming a Working Group to respond to the Dorset & Wiltshire Fire and Rescue Authority - Consultation of draft Community Safety Plan 2021-24](#)
12. [To consider responding to the Planned Reforms to the National Planning Policy Framework \(NPPF\)](#)
13. To receive and consider the recommendations from the Working Group regarding the Dorset Council Local Plan consultation (paper to follow)

DATES OF FUTURE MEETINGS

| | |
|------------------------|---|
| 8 th March | Town & General Purposes Committee Meeting |
| 15 th March | Finance & Staffing Committee Meeting |
| 22 nd March | 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.

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 1st March 2021

| | Application & Date | Application Details | Comments/ Blandford + Neighbourhood Plan 2011-2033 |
|---|--|---|---|
| 1 | P/VOC/2020/00430 Lolligo Ltd 28 th January 2021 | <u>Land South Of 4 Greyhound Square Market Place</u> Develop the land by the erection of 1 No. building comprising Tourist Information Centre and 3 No. commercial units (use classes A1, A2 or A3). (Outline application to determine access and scale). (Variation of condition No. 6 from planning permission 2/2017/1934/OUT to permit a lower finished floor level). | This is a variation of condition; we are not compelled to respond. The TC can re-affirm its resolution if you so wish. B8 – Town Centre Boundary |

Previous Applications:

| | | Town Council | Dorset Council |
|---|--|---------------------|-----------------------|
| 2/2017/1934/OUT Lolligo Ltd 17 th January 2018 | Land South Of 4 Greyhound Square Market Place Develop the land by the erection of 1 No. building comprising Tourist Information Centre and 3 No. commercial units (use classes A1, A2 or A3). (Outline application to determine access and scale). | No objection | Granted |

Clerk's Report & Correspondence

Road Closure - To enable the Dorset Council to carry out maintenance work, they plan to close B3082, Wimborne Road, Blandford, Dorset between 26th April 2021 and 29th April 2021. The road will be closed at night between the hours of 20.00 and 06.00 but it will be open daily and at weekends. Dorset Council is restarting a programme of carefully selected surfacing works. The revised list of surfacing sites is made up of roads that are in a deteriorating condition and are essential to help keep life-saving medicine, equipment, supplies and key workers travelling safely across the county.

To consider and approve the investment of maturing money

The Chairman of the Finance & Staffing Committee, Cllr S Hitchings has been supporting the council and the Town Clerk during the RFO's absence, by monitoring the investments ensuring the council receives the best possible return but also has security for its investments. This has been done in line with the council's Investment Policy and there are now three amounts of maturing money with Lloyds Bank, detailed below, that the council is asked to consider the appropriate action for.

Lloyds Time Deposit S106 (Matured 22nd February 2021) - £103,942.13

Lloyds Time Deposit (Matured 26th February 2021) - £120,000.00

Lloyds Time Deposit (Matured 26th February 2021) - £50,000.00

Cllr S Hitchings asked the Town Clerk to approach other RFOs from similar sized councils to find out where their investments are held and he subsequently obtained rates from various banks on 11th February 2021, as follows:

Santander

6 Months' notice – 0.30%

1 Year notice – 0.40%

Lloyds

6 Months' notice – 0.02%

1 Year notice – 0.05%

Hampshire Trust (HT)

1 Year notice – 0.75%

2 Year notice – 0.80%

NB: the council would need permission from the HT management to go over a 1 Million pounds of investment with them as we already have £932,603 with them.

Cambridge & Counties Bank

2 Year Bond – 0.90% Gross/AER (minimum investment £25K)

5 Year Bond – 1.15% Gross/AER (minimum investment £10K)

Unity Bank

Instant Access - 0.00% interest

30 Day (Deposit £2 million+) - 0.01%

90 Day (Deposit £0.5- 10 million) - 0.01%

90 Day (Deposit £10 million +) - 0.08%

CCLA – Local Authorities' Property Fund (LAPF)

We could also consider adding more funds to the CCLA but would need to be happy to have that with them for the next 5 years or so to make this worthwhile. It could be considered a good time to invest as the units have fallen a little in the last 12 months, although they are beginning to bounce back up again. It has excellent dividends for the council, to date, which would be significantly increased by additional investment.

CCLA – Public Sector Deposit Fund (PSDF)

Another option with CCLA is the PSDF, which has no ties to any time scale and we would have instant access daily and this has an interest rate of 0.0389% which is lower than the Santander Business Reserve account rate of 0.12% assuming they haven't cut the rate.

Additional information

Due to the amount available for investment, it is suggested that we move away from high street bank investments because of the low interest rates.

The s106 monies are maturing in April totalling £830,664.49 and £218,000 will be required for the introduction of the play areas.

Recommendation

It is recommended that councillors consider authorising the transfer of the following matured funds into the CCLA Property Fund account:

Lloyds Time Deposit S106 (Matured 22nd February 2021) - £103,942.13

Lloyds Time Deposit (Matured 26th February 2021) - £120,000.00

Lloyds Time Deposit (Matured 26th February 2021) - £50,000.00

Linda Scott-Giles

Town Clerk

15th February 2021

To consider the proposed allotment layout for land north of the bypass

Councillors are aware of the outline planning application Wyatt Homes submitted for the land north of the bypass, which includes the relocation of the allotments that is being dealt with by the town council's solicitor and a surveyor in negotiation with the landowner's agent and is separate to the Neighbourhood Plan.

At a recent meeting with the solicitor and surveyor, the allotment society's request for the allotment building and parking area to be fenced off and secured for exclusive use, as it currently is, was discussed. At present, the outline plan below shows the parking area to be shared with the users of the pitch and allotment holders are very concerned about security for the building and available parking, parents using it for school drop off, etc.

The demand/need for the pitch – without any facilities – was also discussed and due to the nature of the town council's objection to the planning application it may be that councillors wish to suggest something that might assist in offsetting the environmental impact the development will have.

At the informal meeting held on 7th December 2020, Wyatt Homes were not able to commit to a full-size pitch due to discussions with the Dorset Council about the school requirements. They advised that once they know what the land area is Wyatt Homes will get back to the town council. Councillors then asked for any type of playing area there to be fenced, due to safety and dog fouling issues and other suggestions were as follows, which Wyatt Homes took on board:

- Wall for children to kick against
- A multi-use area to attract as much footfall as possible (sports and possibly meeting place for fetes and parties)
- The wooden structure to be used for storage, or shelter. A pagoda was also suggested.
- Picnic benches and bins



The two white blocks to the bottom right of the pitch are labelled as a multi-use games area on a larger plan.

To enable clear and valuable discussions with the developer on this matter, with the best possible outcome for the community, councillors are asked to clarify their preferences for this section of the development, bearing in mind that the maintenance of the parking and pitch area could fall to the town council. This will also assist with s106 discussions.

Councillors should also consider the access road with regards to ownership and maintenance.

Recommendation

It is recommended that Councillors consider the report and clarify its view on:

- Separating the first section of parking along with the allotment building with fencing, keeping it apart from the shared parking area.
- Consider the best possible community use for the pitch area.
- The responsibility for the access road to the allotments.

Linda Scott-Giles
Town Clerk
16th February 2021

To consider forming a Working Group to respond to the Dorset & Wiltshire Fire and Rescue Authority - Consultation of draft Community Safety Plan 2021-24

Information

The following has been received from the Dorset & Wiltshire Fire Authority:

We are consulting on our draft Community Safety Plan, which sets out the key challenges and risks facing us over the coming years. With future financial uncertainty, the plan details what we intend to carry on doing and what we intend to review and do differently, in order to continue to provide a high level of service to our communities.

Working with others is central to how we deliver our services, and this will continue to be at the heart of everything we do. For that reason, we invite you to visit our website

(<https://www.dwfire.org.uk/about-us/who-we-are/draft-community-safety-plan-2021-24-consultation/>) to view our draft plan and the accompanying video, which provides a short overview.

The consultation period runs from 17 February until 13 May 2021 and we would welcome your feedback, through a short set of questions on our website. If you wish to raise anything specific, or require any further assistance in accessing the information, please email us directly at consultation@dwfire.org.uk.

Recommendation

Councillors should decide if they wish to form a Working Group to respond to this consultation by 13th May, either by delegated authority or bringing it back to the next Planning meeting on 12th April 2021.

Sybille Maddock
Assistant Town Clerk
22nd February 2021

To consider responding to the Planned Reforms to the National Planning Policy Framework (NPPF)

Information

The Government recently announced a number of proposed changes to national planning rules in England. These include changes in neighbourhood planning, allocation of affordable housing and the protection of trees, historic statues and plaques.

Linked to the proposed reforms to the NPPF, the Government has launched a consultation on a New National Model Design Code which the Government expects to be used in the preparation of effective local design guides, codes and policies.

SLCC is preparing a response to the Government consultation on the proposed reforms and is seeking views by 12th March 2021.

The consultation and further information can be viewed on <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>

Recommendation

Councillors should decide if they wish to provide comments on the proposed reforms to SLCC by 12th March 2021.

Sybille Maddock
Assistant Town Clerk
22nd February 2021