

BLANDFORD FORUM TOWN COUNCIL
Minutes of Town Council Planning Meeting
Held on Monday 4th April 2022 at 7:00pm in the Corn Exchange

DRAFT
Subject to confirmation

PRESENT

Cllr R Carter – Chairman
Cllr L Hitchings – Chairman of Council
Cllr H Mieville
Cllr A Cross
Cllr H White
Cllr P Osborne
Cllr N Lacey-Clarke – arrived at 7.26pm

Cllr R Holmes – Vice Chairman
Cllr C Stevens – Vice Chairman of Council
Cllr L Lindsay
Cllr S Hitchings
Cllr C Jacques
Cllr K Herbert

IN ATTENDANCE

Town Clerk

Assistant Town Clerk

IN ATTENDANCE VIA MICROSOFT TEAMS

Cllr P Clark

Nicci Brown – Press

114. PUBLIC SESSION

No matters were raised.

115. APOLOGIES

Cllr B Quayle

Cllr E Bray

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

Cllr White declared an interest in agenda item 5.1 and 5.2. He will stay in the room during discussion and voting.

Cllr Herbert declared an interest in agenda item 5.5 and 5.6 and she will leave the room during discussion and voting.

117. MINUTES OF THE MEETING HELD ON MONDAY 7TH MARCH 2022

It was PROPOSED by Cllr Cross, SECONDED by Cllr Mieville and AGREED (10 in favour, 2 abstentions) that the Minutes be APPROVED and SIGNED.

118. APPENDIX A – NEW PLANNING APPLICATIONS

The paper was noted (see Appendix A).

The Chairman decided to take agenda items 5.1 and 5.2 together.

118.1 P/FUL/2022/01196 and P/LBC/2022/01197 – 1st March 2022 – Bryanston Design – Bere's Yard, Blandford Town Museum, Market Place – External alterations to facilitate the installation of solar panels to

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

- 118.1 P/FUL/2022/01196 and P/LBC/2022/01197 – 1st March 2022 – Bryanston Design – Bere’s Yard, Blandford Town Museum, Market Place – External alterations to facilitate the installation of solar panels to (cont.)

The Town Council has no objections to the application. Although part of a listed building’s complex, the applicant has demonstrated a high regard for both the conservation area setting (B+NP policy B11) and the designated heritage asset itself (NPPF para 202). The Town Council believes that less than substantial harm will be done to the significance of the heritage asset, and that this is weighted in favour of the public benefits of the proposal and will help it to secure its optimum viable use.

ACTION: TOWN CLERK

- 118.2 P/FUL/2022/01168 – 3rd March 2022 – Bjorn Construction Ltd – Sapling Cottage East Street – Remove all loose sections of the wall & rebuild

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

The Town Council has no objections to the application as it is an improvement to the wall. The application is fully supported by the NPPF, B+NP policy B11 and the NDDC Local Plan 2016 policy 24 Design.

ACTION: TOWN CLERK

- 118.3 P/HOU/2021/05450 – 3rd March 2022 – Mr & Mrs Rutter – 12 Edward Street – Replace roof to existing rear extension (amended plans showing pitched roof)

It was PROPOSED by Cllr L Hitchings, SECONDED by Cllr Carter but **NOT AGREED** (3 in favour, 9 against) that the Town Council objects to the application as the materials are not in line with conservation area requirements and the application is contrary to B+NP policy B11.

It was then PROPOSED by Cllr Cross, SECONDED by Cllr Stevens and AGREED (9 in favour, 2 against, 1 abstention) that

The Town Council has no objections to the application as it is a like for like replacement. There is minimal impact on the conservation area.

ACTION: TOWN CLERK

The Chairman decided to take agenda items 5.5 and 5.6 together.

Cllr Herbert left the meeting at 7.22pm.

- 118.4 P/LBC/2022/01063 and P/FUL/2022/01062 – 8th March 2022 – JKL (Enterprises) Ltd – Barnack Chambers 9-9A West Street – Internal alterations to facilitate conversion of the first and second floors to a house in multiple occupation. Change of use of the first and second floors from offices (use class E(g)) to a house in multiple occupation

It was PROPOSED by Cllr Carter, SECONDED by Cllr L Hitchings and AGREED (11 in favour, 1 abstention, 1 non-vote) that

The Town Council objects to the application. Whilst the Town Council welcomes residential development above retail, as supported by B+NP policy B8, and agrees that the proposals do less than significant harm to the listed building, we do not believe that the proposals, as stated, are sustainable.

- 118.4 P/LBC/2022/01063 and P/FUL/2022/01062 – 8th March 2022 – JKL (Enterprises) Ltd – Barnack Chambers 9-9A West Street – Internal alterations to facilitate conversion of the first and second floors to a house in multiple occupation. Change of use of the first and second floors from offices (use class E(g)) to a house in multiple occupation (cont.)

The planning portal sets the minimum space requirements for such developments as 37sqm for each flat. The applicant has not demonstrated that this is the case. (The largest flat is 16.05sqm square and the smallest 10.4sqm). Therefore, the Town Council believes that the application for four studio flats (first floor) and three studio flats (second floor) will lead to a cramped and unsustainable form of development, which gives less than the minimum space required for individual occupancy. The Town Council is also concerned about fire safety regulations.

ACTION: TOWN CLERK

Cllr Herbert returned to the meeting at 7.28pm.

- 118.5 P/HOU/2022/01486 – 10th March 2022 – Mr David Parsons – Fusion House Peel Close – Erect single storey side extension, erect double garage to front of property

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

The Town Council has no objections to the application, as there is sufficient space for the extension.

ACTION: TOWN CLERK

- 118.6 P/FUL/2022/01481 – 14th March 2022 – Pines Property Dorset LTD – Oakwood Taxis The Pines Shaftesbury Lane – Erection of 9no. business units (demolition of existing redundant buildings)

It was PROPOSED by Cllr Lacey-Clarke, SECONDED by Cllr Osborne and AGREED (12 in favour, 1 abstention) that

The Town Council has no objections to the application as it is an improvement to the site.

ACTION: TOWN CLERK

The Chairman decided to take agenda items 5.9 and 5.10 together.

- 118.7 P/HOU/2022/01615 and P/LBC/2022/01616 – 14th March 2022 – Mr & Mrs J Williams – St Leonards Farmhouse Wimborne Road – Erect lean-to extension (demolish existing conservatory)

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

The Town Council has no objections to the application as it is an aesthetic, and sustainable, improvement to the existing building.

ACTION: TOWN CLERK

- 118.8 P/FUL/2022/01565 – 14th March 2022 – Travis Perkins PLC – Unit 1 Blandford Heights Industrial Estate – Erect fencing

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

The Town Council has no objections to the application as it will secure the site.

ACTION: TOWN CLERK

118. APPENDIX A – NEW PLANNING APPLICATIONS (cont.)

118.9 P/HOU/2022/01720 – 16th March 2022 – Millbrook Healthcare – 4 Hunt Road – Erect single side storey, flat roof extension to accommodate additional bedroom and ground floor W/C

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

The Town Council has no objections to the application as there is no impact to neighbouring amenities.

ACTION: TOWN CLERK

118.10 P/FUL/2022/01706 – 21st March 2022 – Woodlands Dairy – Unit 4a Sunrise Business Park – Change of use of bath showroom (Class E(a) to cheese manufacturing (class B2)

It was PROPOSED by Cllr Stevens, SECONDED by Cllr Mieville and AGREED unanimously that

The Town Council has no objections to the application as there are no external alterations and is supported by B+NP policy B3.

ACTION: TOWN CLERK

118.11 P/HOU/2022/01690 – 21st March 2022 – Mr S Brady – 1 Hawkers Close – Planning resubmission of approved scheme (2007). Erect 1st floor side extension

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

The Town Council has no objections to the application, as there is no impact to neighbouring amenities. The Town Council requests that a sprinkler system is installed within the extension to comply with fire safety regulations.

ACTION: TOWN CLERK

118.12 P/LBC/2022/01001 – 24th March 2022 – Mr J Nuttgens – Artisan House 22-24 East Street – Install a new door, kitchen unit, drain & water pipes through stud wall

It was PROPOSED by Cllr Holmes, SECONDED by Cllr Carter and AGREED (9 in favour, 4 against) that

The Town Council has no objections to the application, subject to conservation officer guidance and approval. Whilst the Town Council welcomes the increase in thermal efficiency that the proposals may bring and agree with the applicant that the proposed changes to a listed building can be reversed and also that the inclusion of a doorway will not materially affect the view and setting of the house, we are disappointed that the applicant did not seek pre application advice from the conservation officer. The Town Council therefore recommends conditional approval subject to conservation officer approval. It is also recommended that the applicant explores with the conservation officer the possibility of replacing the secondary glazing proposed with double glazing which is now permitted on a case-by-case basis on listed buildings.

ACTION: TOWN CLERK

Cllr Lindsay left the meeting at 7.57pm and returned at 7.59pm.

118.13 P/OUT/2022/01903 – 25th March 2022 – CR Acquisitions Ltd – Wilchurch Wimborne Road – Demolish existing garage, sever plot & develop land by the erection of 3 No. dwellings. (Outline application to determine access, appearance, layout and scale)

It was PROPOSED by Cllr Lacey-Clarke, SECONDED by Cllr Cross and AGREED (11 in favour, 1 against, 1 abstention) that

Whilst the Town Council has no material planning reason to object to this application, it cannot support such a development at the entrance to the town. There does not seem to be any sufficient access for emergency vehicles, as well as a negative effect on the AONB, with detrimental impact on the visuality of the area.

ACTION: TOWN CLERK

118.14 P/FUL/2022/01973 – 28th March 2022 – Newglaze Windows Ltd – Newglaze Front of Unit 1 Sunrise Business Park – Erect single storey side extension and re-clad existing walls with stell cladding

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

The Town Council has no objections to the application as there is no detrimental impact on the AONB.

ACTION: TOWN CLERK

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

The paper was displayed (see Appendix B).

120. SITE VISITS/DORSET COUNCIL PLANNING MEETINGS

The Assistant Town Clerk reported that the next Northern Area Planning Meeting is being held on 12th April 2022. The agenda is not available yet.

121. CLERK'S REPORT AND CORRESPONDENCE

The next Climate Change & Biodiversity working group meeting is taking place on Thursday 7th April at 7pm, via Microsoft Teams.

122. TO RECEIVE AND AGREE THE WORKING GROUP RESPONSE TO THE DRAFT RECOMMENDATIONS FOR THE COMMUNITY GOVERNANCE REVIEW SET OUT BY THE DORSET COUNCIL

It was PROPOSED by Cllr L Hitchings, SECONDED by Cllr Holmes and AGREED (11 in favour, 1 against, 1 abstention) that

The Town Council remains disappointed that a full and forensic examination of its proposals, item by item, with each section analysed on its merits, does not appear to have been carried out by Dorset Council. In addition, the Town Council remains confused as to how its boundaries could be considered, when neither Dorset Council boundaries can change while affecting the town, or the Town Council boundaries can change while affecting the Dorset Council wards.

ACTION: TOWN CLERK

The meeting closed at 8:17pm.

SIGNED: DATED: