



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 7th February 2022 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
1st February 2022

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 17th January 2022](#)
5. [Appendix A – New Planning Applications](#)
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 the suggested layout options for the new allotment location submitted by Wyatt Homes](#)

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.

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PLANNING APPENDIX A – NEW PLANNING APPLICATIONS
Planning Meeting on Monday 7th February 2022

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
1	P/ADV/2022/00310 Colten Care 27 th January 2022	<u>38-40 Whitecliffe House White Cliff Mill Street</u> Erect two projecting signboards (replace and reposition existing sign) and erect one wall mounted fascia sign.	B11 – Managing Design in the Conservation Area
2	P/LBC/2022/00534 Colten Care Ltd 31 st January 2022	<u>38-40 Whitecliffe House White Cliff Mill Street</u> External alterations to erect two projecting signboards (replace and reposition existing sign) and erect one wall mounted fascia sign.	B11 – Managing Design in the Conservation Area

Previous applications:

Application & Date	Application Details	Town Council	Dorset Council
2/2019/1067/LBC 2/2019/0950/FUL Mr M Alfazema July 2019	Whitecliffe House 38 - 40 White Cliff Mill Street Demolish southern boundary wall, erect replacement wall and carry out associated external alterations. Erect replacement rear boundary wall (demolish existing).	The Town Council has no objections to the application subject to Conservation Officer approval.	Granted
2/2017/1753/LBC 2/2017/1726/ADV Colton Care Ltd November 2017	Whitecliffe House Nursing Home 38 - 40 White Cliff Mill Erection of 2 no. non illuminated hanging signs and 1 no. non illuminated sign board and carry out associated external alterations	The Town Council objects to the application, due to the affect on the street scene and the amount of unnecessary signage.	Granted
2/2017/0664/LBC 2/2017/0663/FUL Mr Alan Portsmouth May 2017	Whitecliffe House Nursing Home 38 - 40 White Cliff Mill Street Install 55 No. replacement windows to 38 and 40 Whitecliff Mill Street, to include the internal courtyard and the N/E Elevation facing the surgery car park and carry out associated external alterations.	No objection	Withdrawn
2/2016/1237/FUL 2/2016/1238/LBC Brian Simpson August 2016	Whitecliffe House Nursing Home 38 - 40 White Cliff Mill Street Replacement windows to internal courtyard (carry out associated internal and external alterations).	No objection	Granted

Clerk's Report & Correspondence

B+ NP Grant – The B+ Monitoring Group has been successful in securing a grant of £2,200 for the review of the Plan. The group will engage with their consultant for an initial workshop to talk about possible modifications to the Plan.

Temporary Road Closure – All vehicles will be prohibited from proceeding along Salisbury Road, from the junction of Kings Road (in both directions), a distance of approximately 80 metres from this point in a south westerly direction. This order will come into operation on 14th February 2022 and will remain in force for 18 months, however it is anticipated that the works will be completed by 25th February 2022. This Order will enable Parchow Groundworks safe access to construct a new foul water connection into existing chamber with new pipe work to be installed.

The alternative route, which will be sign posted is as follows: Salisbury Road - A354 - Wimborne Road - East Street - Salisbury Street - Salisbury Road.

The Hive, Kingsway – The Town Council has been notified that the Planning Officer allocated for application P/HOU/2021/02996 - Continue use of garage as self-contained annexe has invited the applicants to submit a full planning application for a self-contained holiday let.

To consider the suggested layout options for the new allotment location submitted by Wyatt Homes

Background

At the meeting held on 7th December 2021 between Wyatt Homes, members of the Blandford Allotment Society and Town Council councillors and officers, attendees were presented with a proposed layout for the allotments, the new allotment building and the compound. The allotment society expressed some concerns regarding the layout and it was agreed that the developer would submit further proposals.

Report

In January 2022 various proposals were received from the developer. These were shared with the Allotment Society and all Councillors.

Email received from the developer:

Following the meeting, our master planners have drawn up a set of plans showing different options for the layout of the new allotments, allotment building, and compound area. The plans and an accompanying note are attached to this email. Overall, the plans indicate the opportunity presented by the new area to provide a larger space for the allotments, with more plots and improved facilities. These would of course be subject to planning and landowner agreement.

I would be grateful if you could forward the attached plans and note to the allotment holder representatives and let me know which of the options is preferred.

We would also like to arrange for a meeting to agree the outstanding matters for the Heads of Terms with the relevant town council representatives, landowners, agents, and lawyers in attendance. Please could you check availability at your end and let me have some potential dates for this.

The Allotment Society met and discussed the options presented to them and would like to proceed with the following (also see [Appendix A](#)):

We discussed the various options provided Wyatt Homes and have decided on the following:

- **131-DI-105.0 Allotment Layout Plan – Option 3**

Agreed - It was felt that this layout allowed greater access for the allotment holders.

- **131-DI-102.0 Allotment Building Floorplan – Option B**

This is the preferred floor plan option because of the larger capacity lockers, but not the orientation. We would like this flipped so the expanse of roof area will be south facing in order to generate the most power for the future installation of solar panels.

In addition, we are keen to include some form of rainwater catchment system.

Perhaps Wyatt Homes could redesign the allotment building to accommodate our suggestions.

- **131-DI-108.0 Proposed Compound Area Plan – Option B**

Agreed - It was decided the waste area was better sited next to the fence abutting the playing field car park. Hopefully Wyatt homes will be able to redesign the plans taking into account the above requirement.

Both the proposed plans and the preferred option by the allotment society have been sent to the Town Council's solicitor for their professional opinion, and it is hoped that a response will be received prior to the meeting, although it is short notice.

Recommendation

Councillors should consider if they would support the options preferred by the Allotment Society, which can then be relayed to the developer.

Sybille Maddock
Assistant Town Clerk
31st January 2022

