

BLANDFORD FORUM TOWN COUNCIL
Minutes of Town Council Planning Meeting
Held on Monday 12th April 2021 at 7:00pm online using Microsoft Teams



PRESENT

Cllr P Clark – Chairman
Cllr L Lindsay – Chairman of Council
Cllr C Stevens
Cllr N Lacey-Clarke
Cllr A Cross
Cllr H Mieville
Cllr J Stayt

Cllr R Carter – Vice Chairman
Cllr L Hitchings – Vice Chairman of Council
Cllr S Hitchings
Cllr R Holmes
Cllr P Osborne
Cllr C Jacques
Cllr H White

IN ATTENDANCE

Assistant Town Clerk

Nicci Brown – Press

A minute's silence was held before the start of the meeting in remembrance of the Duke of Edinburgh, who died on Friday aged 99.

90. PUBLIC SESSION

90.1 Cllr R Carter – To receive an update on the Blandford+ Neighbourhood Plan

Cllr Carter spoke about the Plan and reiterated that the Plan was infrastructure led, and not housing led. Cllr Carter said that the decision statement from Dorset Council should have been issued earlier, to allow the group to publicise the Plan. He spoke about the publicity the group has undertaken so far, which includes a Forum Focus article and a newsletter to every household. He asked all Councillors to have a look at the FAQ document previously sent and available on the B+ website. If the Neighbourhood Plan referendum is successful, it will become embedded in the Blandford+ area planning decisions and in the Dorset Council Local Plan. Cllr Carter asked for all Councillors to promote the Plan.

Cllr Mieville thanked Cllr Carter for the FAQ document and confirmed that he has already received resident questions and he wanted to know what will happen if the Plan does not get voted through and if the development North of Blandford Forum will still go ahead. Cllr Carter confirmed that yes, the development would still go ahead through normal planning process and protection for green spaces could not be guaranteed.

90.2 Cllr Holmes spoke about the new barbers in the Market Place and the advertising pole outside their shop, which is rotating and is lit up and should therefore require a retrospective planning application. Cllr Lacey-Clarke confirmed that no planning application has been submitted and there is no requirement for new businesses to contact the Dorset Council when they open. He confirmed that it has already been reported and an open enforcement case has been opened. Cllr Lacey-Clarke also confirmed that internally illuminated signs are not allowed, therefore retrospective approval should not be given. Cllr S Hitchings asked if both barber shops have been reported as they both have a rotating internally illuminated sign. Cllr Lacey-Clark confirmed that they have both been reported. Cllr S Hitchings also asked if both barbers have been checked if they are Covid secure, as the queues were very long and the barber in Salisbury Road has had people queuing inside. Cllr Lacey-Clarke confirmed that this should be reported to the Police.

90.3 Cllr Holmes spoke about the littering along Shaftesbury Lane left by people and requested for this to be taken home.

91. **APOLOGIES**

Cllr B Quayle

92. **TO RECEIVE ANY DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**

None

93. **MINUTES OF THE MEETING HELD ON 1ST MARCH 2021**

It was PROPOSED by Cllr Holmes, SECONDED by Cllr L Hitchings and AGREED unanimously that the Minutes be APPROVED and SIGNED. These minutes will be signed at the next earliest opportunity.

94. **APPENDIX A – NEW PLANNING APPLICATIONS**

The paper was noted (see Appendix A).

94.1 **P/HOU/2020/00487 – 1st March 2021 – Ms A Mermagen – Southfield Milldown Road – Erect detached carport and store**

It was PROPOSED by Cllr White, SECONDED by Cllr Lacey-Clarke and AGREED unanimously that

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

ACTION: TOWN CLERK

The Chairman decided to take agenda items 5.2 and 5.3 together.

94.2 **P/FUL/2021/00036 and P/LBC/2021/00037 – 4th March 2021 – Emtec Facilities Services – 5 Market Place – External works to carry out repairs and replacements including full replacement of roofs, masonry repairs, replacement of windows, repainted window frames and sills, and replacement of fascia and timber boards**

It was PROPOSED by Cllr Lacey-Clarke, SECONDED by Cllr Carter and AGREED unanimously that

The Town Council has no objections to the application as it is improving the visual aspect of the conservation area in the Market Place.

ACTION: TOWN CLERK

The Chairman decided to take agenda items 5.4 and 5.5 together.

94.3 **P/FUL/2021/00053 and P/LBC/2021/00054 – 9th March 2021 – Mr & Mrs M Powney – 67A Salisbury Street – Raising the roofline and conversion of parts of existing spaces into residential use**

It was PROPOSED by Cllr Carter, SECONDED by Cllr Lacey-Clarke and AGREED unanimously that

- 94.3 P/FUL/2021/00053 and P/LBC/2021/00054 – 9th March 2021 – Mr & Mrs M Powney – 67A Salisbury Street – Raising the roofline and conversion of parts of existing spaces into residential use (cont.)

The Town Council has no objections to the application as it will enhance the conservation area, is in keeping with former uses of the building and Blandford's heritage.

ACTION: TOWN CLERK

- 94.4 P/HOU/2021/00104 – 25th March 2021 – Mr & Mrs Beasley – 12 Froxfield Road – Erection of single storey rear extension

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

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

ACTION: TOWN CLERK

- 94.5 P/HOU/2021/00092 – 26th March 2021 – Mr Michael Coker – 27 Lockeridge Close – Demolition of conservatory and erection of single storey extension to rear of dwelling

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 no loss of neighbouring amenities.

ACTION: TOWN CLERK

- 94.6 P/FUL/2021/00110 – 30th March 2021 – Maddox and Associates (agent) – Unit 2 Glenmore Business Park Shaftesbury Lane – Enclosure of the existing retail yard to provide a Class E/B8 unit and insertion of roller shutter doors into the front elevation

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

The Town Council has no objections to the application, as it is only an extension to the existing retail unit and there is no adverse impact on the AONB. The Town Council requests that the construction of the unit takes place between 8am and 6pm due to the residential area nearby.

ACTION: TOWN CLERK

- 94.7 P/OUT/2021/00748 – 10th March 2021 – Hallam Land Management – Land North of Ward's Drove, Blandford St Mary – Develop land by the erection of up to 150 No. dwellings, form open space, landscaping (including LAP and LEAP) and ecological buffer, new vehicular and pedestrian access (including from the North Dorset Trailway), parking, engineering (including ground modelling and drainage) works and infrastructure (including cycle and pedestrian connections). (Outline application with all matters reserved).

It was PROPOSED by Cllr Carter, SECONDED by Cllr L Hitchings and AGREED (13 in favour, 1 abstention) that

The Town Council objects to the application as it believes that the allocation exceeds the number agreed to in the B+NP. The 350 houses that are designated for the St Mary's Hill site were included in the B+NP as part of the original allocation by NDDC. The Ward's Drove allocation was not. The 150 houses planned will have a significant effect on the infrastructure of Blandford Forum. If

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this site is completed, there will be very little green buffer between Blandford St Mary and Charlton Marshall. Moreover, the site would form an extension of the ribbon development along the A350 and increase the difficulty of communication back to the principal settlement (Blandford Forum).

The B+NP, which has significant weight, cannot simply be ignored or overridden in this. The B+NP submission plan, Part 1 (page 9) Paragraphs 1.2 and 1.3 clearly states the purpose of the NP as ‘being used to’ ‘determine planning applications in the area’ and to ‘shape the future’ of the area.’ To this end, the B+NP incorporated the growth figures from the ND local plan of 2016, for ‘at least’ 1200 houses to be provided. This was also Dorset Council’s policy after reunification. The Ward’s Drove application exceeds this, if built out, along with other allocations which are already being built, or have planning permission extant or pending.

Access to goods and facilities:

There are no facilities present anywhere near the proposed development and occupants would need to travel in order to meet the majority of their day-to-day needs. The nearest shop is approximately 1km away and access to a wider range of goods and services would require a 2km journey into Blandford Forum. The Town Council agrees with the analysis of the inspector of Appeal Decision APP/D1265/W/20/3254594 that footpath links are unattractive for access purposes to Blandford Forum or Charlton Marshall, to access goods and services, including schools and medical facilities and the bus services are infrequent and inadequate. This would lead to car journeys being essential. The inspector’s paragraphs 27 and 28 also apply – (modified in italics to reflect the Ward’s Drove application).

27. The ...village(s) (Blandford St Mary and Charlton Marshall) do not have day-to-day facilities (*and there are*) no strong functional relationship (to) overcome that deficiency. Paragraph 78 of the NPPF also states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

28. However, the site’s location adjacent to (*two*) villages with only a very small number of facilities of (*their*) own, limits the potential for the proposed housing to carry any particular health, social benefits, or convenience for future occupants. Residents are therefore likely to be car dependant to meet their needs; a factor which (*must*) weigh heavily against the scheme. In this regard the proposed development would have insufficient accessibility by sustainable modes to be considered a sustainable location for development.

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Other infrastructure implications:

Such development would also inevitably place great burden on the already strained primary school system in this area with little or no room to expand in the two existing primary schools closest to the proposed development. Cumulatively, with the St Mary’s Hill development, the remoteness of Ward’s Drove from the principal settlement, along with the other proposed developments will cause a sizeable increase in the amount of traffic driving back into Blandford Forum to access the primary shopping centre, medical and dental facilities, and primary and secondary schooling. This would be unsustainable ribbon development of the worst possible kind.

Landscape and heritage:

The following is taken from The North Dorset Strategic Landscape and Heritage Study: Stage 2 (October 2019) and is used for reference for this site in Blandford St. Mary

(BFTC comments in italics)

- ‘Although there are no designated cultural heritage features within the assessment area, the area contributes to the wider rural setting for the grade II listed buildings located in Lower Blandford St Mary.’ *There has been a significant erosion of this rural setting by the allocation of 350 houses in the St Mary’s Hill development. Further development towards Ward’s Drove will almost eliminate the rural setting referred to.*
- ‘The area provides a rural setting to parts of the Blandford Forum, Blandford St Mary and Bryanston Conservation Area.’ *This will no longer be the case if the planning application succeeds.*
- ‘The area is largely undeveloped, with settlement limited’. *Further development would render this statement obsolete.*
- ‘The area is largely undeveloped, with settlement limited to several properties along Ward’s Drove.’ *Further development would render this statement obsolete.*
 - ‘The area is separated from the adjacent existing settlement in Blandford St Mary by the A354.’
 - ‘The assessment area provides a rural setting to existing settlement and contributes to the sense of separation between Blandford St Mary and Lower Blandford St Mary. (with a M-H sensitivity rating) *The rural setting and sense of separation would no longer be the case if the planning application succeeds.* and for this, and the other reasons stated, should be removed as a site for development.

ACTION: TOWN CLERK

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

The paper was displayed (see Appendix B).

Cllrs Lindsay and Stayt left the meeting at 8.14pm.

96. TO CONSIDER APPROVING THE PLACEMENT OF MATURING FUNDS WITH THE CAMBRIDGE AND COUNTIES BANK

The paper was noted (see Appendix C).

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

The Town Council approves the investment from Lloyds Time Deposit S106 (matured 9th April 2021) of £653,433.44 (£651,479.00 + Interest) to Cambridge and Counties Bank – 2 Year Fixed Rate Business, Trust and Charity Bond 0.90% Gross/AER Fixed.

The Town Council notes the movement of £179,723.05 (matured 9th April £179,185.49 + Interest) from Lloyds Time Deposit S106 to Santander 95-day notice account, which has already taken place on Friday 9th April 2021.

ACTION: TOWN CLERK

97. TO RETROSPECTIVELY APPROVE CHANGES TO THE REFERENDUM VERSION OF THE NEIGHBOURHOOD PLAN

Cllr Carter outlined the changes made to the Referendum Plan.

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

The Town Council approves the retrospective changes to the Referendum version of the Neighbourhood Plan.

ACTION: TOWN CLERK

98. TO CONSIDER RESPONDING TO THE NEIGHBOURHOOD AREA APPLICATION FROM KNOWLETON PARISH COUNCIL FOR A WIMBORNE ST GILES NEIGHBOURHOOD AREA (DETAILS CAN BE FOUND AT [HTTPS://WWW.DORSETCOUNCIL.GOV.UK/NEIGHBOURHOOD-AREA](https://www.dorsetcouncil.gov.uk/neighbourhood-area))

It was PROPOSED by Cllr Carter, SECONDED by Cllr Clark and AGREED (10 in favour, 1 against, 1 abstention) that

The Town Council notes the request and has no objections.

ACTION: TOWN CLERK

99. SITE VISITS/DORSET COUNCIL PLANNING MEETINGS

99.1 The Assistant Town Clerk reported that at the last meeting on 23rd March no applications relevant to Blandford Forum were discussed. The next meeting is scheduled for 27th April.

100. CLERK'S REPORT AND CORRESPONDENCE

The paper was noted (see Appendix D).

100.1 Planning Enforcement – The Dorset Council have sent guidance on how the local authority deals with planning enforcement and what process they follow. The document also gives

guidance when and how issues can be raised online. This document was shared with all councillors.

100. CLERK'S REPORT AND CORRESPONDENCE (CONT.)

100.2. Cricket Club – The Cricket Club sent a request to sublet the Cricket Club Pavilion for a two - hour training session at the end of April. They were approached by a member whose company would like to run the session. As per their agreement they are able to sublet with the permission of the Town Clerk. The Town Clerk has contacted the Chairman of Council and Chairman of the Receptions and Amenities Committee who have both agreed to the subletting.

The meeting closed at 8:23pm.

SIGNED: DATED: