



BLANDFORD FORUM TOWN COUNCIL

To: All Town Councillors
Members of the Public & Press

Dorset Council Councillors

Dear Member

PLANNING MEETING

You are summoned to attend a meeting of the Town Council Planning meeting which will be held **online** using Microsoft Teams on **Monday 18th May 2020 at 7.00 pm** to consider the following items.

Linda Scott-Giles
Town Clerk
12th May 2020

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 by [clicking here](#). 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 489490.

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 (please notify the Town Clerk prior to the meeting)
4. Minutes of the Town Council meeting held on Monday 2nd March 2020 ([accessible here](#) – these minutes are to be approved, but signed by the Chairman at a later date)
5. To retrospectively approve applications considered by email since the last Planning meeting ([paper attached](#))
6. Appendix A – New Planning Applications ([refer to draft Appendix A attached](#))
7. Appendix B – Dorset Council decisions on Planning Applications and Applications Awaiting Decisions (to be displayed at the meeting)
8. Site Visits/Dorset Council Planning Meetings

Minutes of the Planning meeting will be available at www.blandfordforum-tc.gov.uk as soon as possible.

Twinned with Preetz, Germany



Town Clerk's Office
Church Lane, Blandford Forum
Dorset DT11 7AD



Twinned with Mortain, France



Tel: 01258 454500 • Fax: 01258 454432
Email: admin@blandfordforum-tc.gov.uk
www.blandfordforum-tc.gov.uk

To retrospectively approve applications considered by email since the last Planning meeting

	Application & Date	Application Details	Response submitted
1	2/2020/0028/FUL Joanne Lewis 19 th February 2020	25 & 27 West Street Convert ground floor to create 1 No. dwelling and carry out alterations to upper floors.	No objection, this is not an existing retail unit and is outside the primary shopping area. The building is in some need of repair and restoration. B+NP policy B8 (All proposals for development or a change of use must sustain and enhance the character or appearance of the Conservation Area) and B11 (All planning applications within the Conservation Area must demonstrate how the design of proposals has sought to preserve and enhance the significance of the heritage assets and their setting in line with the recommendations of the Character Area Appraisal) apply.
2	2/2020/0029/LBC Joanne Lewis 19 th February 2020	25 & 27 West Street Convert ground floor to create 1 No. dwelling, make alterations to upper floors and carry out associated internal and external alterations.	No objection. This building is not an existing retail unit and is outside the primary shopping area. The building is in some need of repair and restoration. B+NP policy B8 (All proposals for development or a change of use must sustain and enhance the character or appearance of the Conservation Area) and B11 (All planning applications within the Conservation Area must demonstrate how the design of proposals has sought to preserve and enhance the significance of the heritage assets and their setting in line with the recommendations of the Character Area Appraisal) apply.
3	2/2019/1825/FUL Soylemez 21 st February 2020	8 West Street Change of use of ground and first floors to A3 (café), and associated external and internal alterations (part retrospective).	No objection. This is a building out of use for some time and has become an eyesore in the conservation area. The design is in keeping with existing shop frontages in the Conservation area and the addition of a restaurant would help to enhance this part of the town. Suggest this goes to committee. B+NP policy B8 (Food and Drink (A3) ground floor uses are supported). and B11 (vi. the retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shop fronts and small scale architectural details such as mouldings which individually or cumulatively contribute to its character and appearance.) apply.
4	2/2019/1826/LBC Soylemez 21 st February 2020	8 West Street Part regularisation of works for change of use of ground and first floors to A3 (café) and carry out all associated external and internal alterations.	No objection. This is a building out of use for some time and has become an eyesore in the conservation area. The design is in keeping with existing shop frontages in the Conservation area and the addition of a restaurant would help to enhance this area of the town. NP policy B11 i., and vi. apply. Suggest this goes to committee. B+NP policy B8 (Food and Drink (A3) ground

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			floor uses are supported) and B11 (vi. the retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shop fronts and small scale architectural details such as mouldings which individually or cumulatively contribute to its character and appearance.) apply.
5	2/2019/1489/FUL Mr V S Barath 24 th February 2020	14, 14A and 16 East Street Change of use and alterations to convert existing retail unit (A1) at 16 East Street (ground floor) into Dental Practice (D1) and convert the ground floor of 14 East Street from D1 to A1, including loft conversion. Erect single storey rear extension to 14A.	No objection. The application supports the urgent need for additional dental facilities in Blandford and is fully supported by policy B8 (B+NP) in conversion of A1 to D1 use. We believe that the extension, although an addition will not impact negatively on the conservation area and will enhance the capability of the practice to meet the needs of modern dental practice. Design is in keeping with policy B11 and will help to enhance the lower end of East Street. B+NP B8, B11 and policy B7 5.44 (... to accommodate new or extended ..[health] facilities and facilities that provide health and wellbeing services. This policy reflects Policy 14 and 16 of the adopted Local Plan. A priority for North Dorset is to ensure people, particularly older people, are healthy, ... independent lives. Health ...facilities are able to provide a range of community services closer to the people they serve ... apply.
6	2/2019/1490/LBC Mr V S Barath 24 th February 2020	14, 14A and 16 East Street Proposed change of use and alterations to convert existing retail unit (A1) at 16 East Street (ground floor) into Dental Practice (D1) and convert the ground floor of 14 East Street from D1 to A1, including loft conversion at 14 East Street. Erect single storey extension to 14A and carry out associated Internal and External alterations.	No objection. Supports the urgent need for additional dental facilities in Blandford; is fully supported by policy B8 in conversion of D1 to A1 use. We believe that the extension, although an addition will not impact negatively on the conservation area and will enhance the capability of the practice to meet the needs of modern dental practice. Design is in keeping with policy B11 and will help to enhance the lower end of East Street. We support the inclusion of a dormer window as it brings part of the building currently not used, into use. We recommend that both 2/2019/1489/FUL and 1490/LBC is examined by DC planning committee. In line with B+NP policies B8, B11 and policy B7 5.44 (...to accommodate new or extended facilities that provide health ... services. The policy reflects Policy 14 and 16 of the adopted Local Plan. A priority for the Northern area of Dorset is to ensure people, particularly older people, are healthy, and lead independent lives. Health facilities are able to provide a range of community services closer to the people they serve.... (See Ryde Health and Wellbeing Centre example).

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7	2/2020/0194/FUL Kate Seeger 28 th February 2020	Land South of, 5 Nightingale Court Change of use of land (3 years) and erect 2 No. Art Workshop buildings for 'Blandford Art Hub'.	Object. Overall, the location of the proposed buildings, two wooden sheds, is out of context with the spatial character and materials (in this case wood) within the historic burgage plots and fails to preserve or enhance the gateway entrance to the Conservation Area or the setting of the neighbouring listed buildings. BFTC recognises that this plot and the bridge leading to the car park, requires enhancement and would welcome suggestions on how this might be achieved. B+NP policies B8 and B11 apply. BFTC also notes that two sheds in poor condition already exist on this site and we believe therefore that the planning application to "erect two wooden sheds" is erroneous and should be an application for change of use.'
8	2/2020/0189/HOUSE Mr Luke Tetley 14 th February 2020	153 Salisbury Road To create a second floor and replace the roof to include two storey extension.	No objection. Although the plan seeks to considerably modify the existing building, there is no loss of amenity to adjoining properties and the proposal matches in design and height, other dwellings along this road.
9	2/2020/0209/LBC Mr Shafique Hossain 17 th February 2020	29 Salisbury Street Replacement of extractor vent to rear elevation of building and carry out associated internal and external alterations.	No objection, as this is a modernisation of an existing feature, B+NP policy B8 (All proposals for development or a change of use must sustain and enhance the character or appearance of the Conservation Area.)
10	2/2020/0208/FUL Mr Shafique Hossain 17 th February 2020	29 Salisbury Street Replacement of extractor vent to rear elevation of building.	No objection, as this is a modernisation of an existing feature, B+NP policy B8 (All proposals for development or a change of use must sustain and enhance the character or appearance of the Conservation Area.).
11	2/2020/0288/ADV Mr Bob Burton 28 th February 2020	48 East Street Display of 2no. internally illuminated fascia signs	Object. The North Dorset Guide to Shopfront Design 2014, which was adopted by the Town Council in 2014, does not allow for internally illuminated signage.
12	2/2020/0287/FUL Mr Bob Burton 28 th February 2020	48 East Street Redecoration of existing shopfront, installation of air conditioning and erection of new signage	No objection, the proposed colour scheme is within the 'Georgian palette'. North Dorset Shopfront Design Guide 2014. policy 1.2, 2.3, 4.28, 4.35 and 4.36 apply as well as advice guidance 1.3 and 4.8.
13	2/2020/0384/HOUSE Ms Giles 18 th March 2020	14 Charles Street Erection of conservatory to front elevation.	No Objection, 14 Charles street is unique in this row as (a) being at the end of the row- the most easterly house and (b) having considerably more curtilage than other properties in the row. The proposed conservatory is subject to design in the conservation area (B+ NP Policy I, ii and iii apply and NDDC (2016 LP) 10.7 also applies. The height and position of the proposed conservatory will not significantly impact on the

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			streetscape and there is no loss of amenity to neighbouring properties.
14	2/2020/0385/HOUSE Mr Guest 18 th March 2020	2 Dulverton Cottages, Fairfield Road, Erect 1 No. two storey rear extension (demolish existing single storey extension)	Object. This development is going against the approved plans. It would impact significantly on the skyline in the Conservation area and would be a loss of amenity on neighbouring properties, and seems overbearing to the neighbouring properties.
15	2/2020/0400/HOUSE Mr & Mrs Palmer 23 rd March 2020	Cranleigh Cottage, St Leonards Avenue Install 2 No. roof lights on garage.	No objection. There is no loss of amenity to nearby properties and there may be a net carbon offset gain because of the use of natural light.
16	2/2020/0387/HOUSE Mr & Mrs Cousins 18 th March 2020	11 Mortain Close Erection of first floor extensions	No objection. This is a large extension and the roof line appears to project above the existing, however, it does not look like there will be a loss of amenity to neighbouring properties. This quite large extension on the back of the property will not be seen from the front and so it will not affect the street scene
17	2/2020/0411/FUL Mr Francis Graeser 8 th April 2020	40 East Street Erect 1 No. dwelling and form pitched roof over flat roof of existing rear extension	No objection, this development and alterations will not alter the street scene in East Street in any way. By erecting the new building at the rear and erecting a pitched roof over this and existing extension will, when viewed from East Street Lane block out the large extract exhausts from the Chinese takeaway further along the back of the building. This development would bring the first floor and rooms behind the shop back into much needed accommodation and has limited impact on neighbouring properties. It is in conformity with LP 2016, and B+NP section B11 and offers additional accommodation outside the primary shopping area.
18	2/2020/0412/LBC Mr Francis Graeser 8 th April 2020	40 East Street Erect 1 No. dwelling, form pitched roof over flat roof of existing rear extension and carry out associated internal and external alterations.	No objection, this development and alterations will not alter the street scene in East Street in any way. By erecting the new building at the rear and erecting a pitched roof over this and existing extension will, when viewed from East Street Lane block out the large extract exhausts from the Chinese takeaway further along the back of the building. This development would bring the first floor and rooms behind the shop back into much needed accommodation and has limited impact on neighbouring properties. It is in conformity with LP 2016, and B+NP section B11 and offers additional accommodation outside the primary shopping area.

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19	2/2020/0323/LBC Mr Boulton 9 th March 2020	23 White Cliff Mill Street Dismantle and rebuild 10m of garden wall.	The Town Council has no objection to this application subject to adherence to B+ NP Policy B11 (i,ii,iii, iv, and vi apply). The application is retaining the existing wall and is not likely to have any detrimental impact on the neighbours and amenity they enjoy.
20	2/2020/0395/FUL The Charity of William Williams 17 th April 2020	Beres Yard, Beres Buildings, East Street Change of use from retail to 2 No. 2 bedroom flats and the internal and external refurbishment connected to this. Retain 2 No. parking spaces.	The Town Council has no objection to this application. Although the loss of any shop is regrettable, there is a net gain to the town in terms of accommodation close to the centre of town. The conversion and the overall impact of the change in the conservation area are minimal. This is outside the primary shopping area and the principle of encouraging accommodation, (especially with parking spaces) in Policy B8, (NP) para 5.50 is upheld). The application is subject to design in the Conservation area principles set out in NDDC local plan 2016 and policies B11 and B12 of the NP.
21	2/2020/0396/LBC The Charity of William Williams 17 th April 2020	Beres Yard, Beres Buildings, East Street Change of use from retail to 2 No. 2 bedroom flats and carry out all internal and external alterations in association with this.	The Town Council has no objection to this application. Although the loss of any shop is regrettable, there is a net gain to the town in terms of accommodation close to the centre of town. The conversion and the overall impact of the change in the conservation area are minimal. This is outside the primary shopping area and the principle of encouraging accommodation, (especially with parking spaces) in Policy B8, (NP) para 5.50 is upheld). The application is subject to design in the Conservation area principles set out in NDDC local plan 2016 and policies B11 and B12 of the NP.

PLANNING APPENDIX A – NEW PLANNING APPLICATIONS
Planning Meeting on Monday 18th May 2020

	Application & Date	Application Details	Comments/ Blandford + Neighbourhood Plan 2011-2033
1	2/2020/0350/LBC n/a 27 th April 2020	<u>15 – 17 East Street</u> Repointing of garden brick wall to rear of property	Policy B8 Town Centre Boundary Policy B11 Managing Design in the Conservation Area