

BLANDFORD FORUM TOWN COUNCIL
Minutes of Town Council Planning Meeting
Held on Monday 18th May 2020 at 7:00pm online using Microsoft Teams

DRAFT
Subject to confirmation

PRESENT

Cllr P Clark – Chairman
Cllr L Lindsay – Chairman of Council
Cllr A Cross
Cllr H White
Cllr S Hitchings
Cllr J Stayt
Cllr B Quayle
Cllr H Mieville

Cllr R Carter – Vice Chairman
Cllr L Hitchings – Vice Chairman of Council
Cllr P Osborne
Cllr C Stevens
Cllr D Russell
Cllr N Lacey-Clarke
Cllr R Holmes
Cllr C Jacques

IN ATTENDANCE

Town Clerk
Nicci Brown – Press

Assistant Town Clerk

1. PUBLIC SESSION

- 1.1 Cllr Holmes reported that there are a lot of potholes in Holland Way. She had raised it at the last T&GP Committee meeting on 9th March and enquired from Dorset Council Councillors Lacey-Clarke and Quayle if road works were taking place during the lockdown. Cllr Lacey-Clarke confirmed that the Dorset Council is still repairing roads. Cllr Quayle confirmed that Holland Way is on the list of repairs but due to the current situation the Dorset Council is concentrating on the main roads and some staff have been moved to priority community support.
- 1.2 Cllr Lindsay spoke about the re-introduction of car parking charges in Dorset Council car parks. A lot of people are not able to pay as they might not have the technology. She is aware that the Dorset Council probably doesn't want their staff to empty the machines, but this seems discriminatory against digitally disadvantaged people. Cllr Lacey-Clarke reported that users can leave a note in their window to say they are unable to pay, and no fines will be issues. Cllr Carter agreed that this is an appalling decision by Dorset Council, as local businesses are struggling and introducing car parking charges is not going to help them. Both Dorset Councillors have raised this with the Dorset Council and their reasoning is to keep visitors away from Dorset, as the beach car parks are kept shut and other car parks are chargeable.

2. APOLOGIES

None

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

None have been received.

4. MINUTES OF THE MEETING HELD ON 2ND MARCH 2020

It was PROPOSED by Cllr Carter, SECONDED by Cllr White and AGREED (12 in favour, 4 abstentions) that the Minutes be APPROVED and SIGNED.

The Assistant Town Clerk confirmed that these minutes will be signed once we are in a position to do so.

5. **TO RETROSPECTIVELY APPROVE APPLICATIONS CONSIDERED BY EMAIL SINCE THE LAST PLANNING MEETING**

The paper was noted (see Appendix A) and the Chairman took the 21 applications as one vote.

- 5.1 2/2020/0028/FUL – 19th February 2020 – Joanne Lewis – 25 & 27 West Street – Convert ground floor to create 1 No. dwelling and carry out alterations to upper floors.

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

The Town Council has 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.

- 5.2 2/2020/0029/LBC – 19th February 2020 – Joanne Lewis – 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.

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

The Town Council has 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.

- 5.3 2/2019/1825/FUL – 21st February 2020 – Soylemez – 8 West Street – Change of use of ground and first floors to A3 (café) and associated external and internal alterations (part retrospective).

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

The Town Council has 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.

- 5.4 2/2019/1826/LBC – 21st February 2020 – Soylemez – 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 alteration.

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

The Town Council has 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 floor uses are supported) and B11 (vi. the retention and, where appropriate, the reinstatement of original features such

5. **TO RETROSPECTIVELY APPROVE APPLICATIONS CONSIDERED BY EMAIL SINCE THE LAST PLANNING MEETING (CONT.)**

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.

- 5.5 2/2019/1489/FUL – 24th February 2020 – Mr V S Barath – 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.

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

The Town Council has 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.

- 5.6 2/2019/1490/LBC – 24th February 2020 – Mr V S Barath – 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.

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

The Town Council has 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).

- 5.7 2/2020/0194/FUL – 28th February 2020 – Kate Seeger – Land South of, 5 Nightingale Court – Change of use of land (3 years) and erect 2 No. Art Worksop buildings for ‘Blandford Art Hub’.

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

The Town Council objects. 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

5. **TO RETROSPECTIVELY APPROVE APPLICATIONS CONSIDERED BY EMAIL SINCE THE LAST PLANNING MEETING (CONT.)**

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.'

- 5.8 2/2020/0189/HOUSE – 14th February 2020 – Mr Luke Tetley – 153 Salisbury Road – To create a second flood and replace the roof to include two storey extension.

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

The Town Council has no objections. 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.

- 5.9 2/2020/0209/LBC – 17th February 2020 – Mr Shafique Hossain – 29 Salisbury Road – Replacement of extractor vent to rear elevation of building and carry out associated internal and external alterations.

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

The Town Council has no objections. 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.)

- 5.10 2/2020/0208/FUL – 17th February 2020 – Mr Shafique Hossain – 29 Salisbury Road – Replacement of extractor vent to rear elevation of building.

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

The Town Council has no objections. 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.)

- 5.11 2/2020/0288/ADV – 28th February 2020 – Mr Bob Burton – 48 East Street – Display of 2 No. internally illuminated fascia signs.

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

The Town Council objects. The North Dorset Guide to Shopfront Design 2014, which was adopted by the Town Council in 2014, does not allow for internally illuminated signage.

- 5.12 2/2020/0287/FUL – 28th February 2020 – Mr Bob Burton – 48 East Street – Redecoration of existing shopfront, installation of air conditioning and erection of new signage.

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

The Town Council has 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.

- 5.13 2/2020/0384/HOUSE – 18th March 2020 – Ms Giles – 14 Charles Street – Erection of conservatory to front elevation.

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

5. **TO RETROSPECTIVELY APPROVE APPLICATIONS CONSIDERED BY EMAIL SINCE THE LAST PLANNING MEETING (CONT.)**

The Town Council has 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 streetscape and there is no loss of amenity to neighbouring properties.

- 5.14 2/2020/0385/HOUSE – 18th March 2020 – Mr Guest – 2 Dulverton Cottages, Fairfield Road – Erect 1 No. two storey rear extension (demolish existing single storey extension).

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

The Town Council objects. 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.

- 5.15 2/2020/0400/HOUSE – 23rd March 2020 – Mr & Mrs Palmer – Cranleigh Cottage, St Leonards Avenue – Install 2 No. roof lights on garage.

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

The Town Council has no objections. 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.

- 5.16 2/2020/0387/HOUSE – 18th March 2020 – Mr & Mrs Cousins – 11 Mortain Close – Erection of first floor extensions.

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

The Town Council has no objections. 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.

- 5.17 2/2020/0411/FUL – 8th April 2020 – Mr Francis Graeser – 40 East Street – Erect 1 No. dwelling and form pitched roof over flat roof of existing rear extension.

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

The Town Council has no objections. 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.

- 5.18 2/2020/0412/LBC – 8th April 2020 – Mr Francis Graeser – 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.

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

5. **TO RETROSPECTIVELY APPROVE APPLICATIONS CONSIDERED BY EMAIL SINCE THE LAST PLANNING MEETING (CONT.)**

The Town Council has no objections. 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.

5.19 2/2020/0323/LBC – 9th March 2020 – Mr Boulton – 23 White Cliff Mill Street – Dismantle and rebuild 10m of garden wall.

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

The Town Council has no objections 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.

5.20 2/2020/0395/FUL – 17th April 2020 – The Charity of William Williams – 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.

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

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.

5.21 2/2020/0396/LBC – 17th April 2020 – The Charity of William Williams – 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

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

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.

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

The paper was noted (see Appendix B).

6.1 2/2020/0350/LBC – 27th April 2020 – 15-17 East Street – Repointing of garden brick wall to rear of property.

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

6. **APPENDIX A – NEW PLANNING APPLICATIONS (cont)**

The Town Council has no objections to the application, this is an enhancement of the area and is in line with B+NP policy B11 Managing Design in the Conservation Area: Blandford Forum.

ACTION: TOWN CLERK

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

The paper was displayed (see Appendix B).

8. **SITE VISITS/DORSET COUNCIL PLANNING MEETINGS**

8.1 The Assistant Town Clerk reported that the last Dorset Council Planning meeting was on 14th May but no applications for Blandford Forum were discussed. The next meeting is scheduled to take place on 23rd June.

The meeting closed at 7:25pm.

SIGNED: DATED: