

BLANDFORD FORUM TOWN COUNCIL
Minutes of Town Council Planning Meeting
Held on Monday 22nd June 2020 at 7:00pm online using Microsoft Teams



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
Nic Nicol – Town Team
Alan Parker – Member of the Public
Member of the Public

Assistant Town Clerk
Hugh De Iongh – Dorset Council
Jackie Stayt - North Dorset CPRE
Alex Child – Member of the Public

9. PUBLIC SESSION

- 9.1 Alan Parker spoke regarding his objections to planning application 2/2020/0530/FUL - Land At E 389198 N 106098, Langton Road. Cllr Lacey-Clarke thanked Mr Parker for making him aware of the old oak tree, which is something he will be looking into. Cllr Lacey-Clarke clarified that both him and Cllr Quayle are participating in the discussion for this application as town councillors and will make any representations to the Dorset Council when necessary.
- 9.2 Jackie Stayt spoke as a representative of the North Dorset CPRE, who are in favour of the development for planning application 2/2020/0726/REM - Nordon, Salisbury Road. The development is within Blandford, not on a green field site and will not contribute to urban sprawl.
- 9.4 Alex Child spoke regarding his objections to planning application 2/2020/0530/FUL - Land At E 389198 N 106098, Langton Road. There are 38 online objections from residents nearby, who are feeling very strongly about this application.

Cllr Clark reminded all members of the public that the Town Council acts as a consultee only and Cllr White said that the Town Council must act within planning rules, regardless of personal opinion.

10. APOLOGIES

None

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

None have been received.

12. MINUTES OF THE MEETING HELD ON 18TH MAY 2020

It was PROPOSED by Cllr Lindsay, SECONDED by Cllr Stayt and AGREED unanimously that the Minutes be APPROVED and SIGNED.

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

13. APPENDIX A – NEW PLANNING APPLICATIONS

The paper was noted (see Appendix A).

13.1 2/2020/0530/FUL - 22nd April 2020 - Mr Gary Abbott - Land At E 389198 N 106098, Langton Road - Erect 1 No dwelling, form new pedestrian and vehicular access and create 2 No. parking spaces.

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

The Town Council objects to the application. It is contrary to policy B14 of the B+ NP (The River Stour Meadows). Inset B map clearly shows this site to be part of the Stour Meadows (eastern side), an area which plays a key role in defining the historic setting of Blandford Forum within the wider landscape, in particular the conservation area. The felling of trees required and the building itself, which will be visible from different points of the meadows and particularly prominent without the green canopy during the winter months, will not sustain and enhance the character and appearance of the River Stour meadow but indeed form a detrimental feature.

The Town Council agrees with the conclusions reached by the Area of Outstanding Natural Beauty that ...‘the development appears to be shoehorning development into a narrow and steep piece of riverbank, creating a constructed intrusion into the riverside corridor. There do not appear to be any special or particular architectural merits to the design to warrant this being a special case.’

The Town Council requests that a full up to date and independent environmental impact survey is carried out to assess the damage to the:

- **Geology and geomorphology of the riverbank at this point.**
- **Loss of mature and semi-mature trees, which form not only a canopy for the riverbank eco-system but a partial sound buffer from the bypass for the residents of lower Langton Road.**
- **Animals and plants affected by the loss of a natural wildlife corridor (this links with the environmental buffer zone running north between Westbury Way and the bypass).**

In addition, the Town Council requests:

- **A Lux assessment of the intrusive light caused by the loss of trees and ground cover and the consequent effect on the ecology of the river and riverbank at this point.**
- **An assessment of the cumulative impact of two buildings on this site.**
- **That vehicular access be reviewed particularly, the engineering required to enable cars to enter the site forward and egress forward in the same way.**

ACTION: TOWN CLERK

13.2 2/2020/0581/HOUSE - 4th May 2020 - Mr & Mrs Bennett - 26 Larksmead - Erection of single storey rear extension.

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

The Town Council has no objections to the application due to limited impact on the neighbouring amenity.

ACTION: TOWN CLERK

13. **APPENDIX A – NEW PLANNING APPLICATIONS (CONT.)**

- 13.3 2/2020/0647/HOUSE - Mrs Nightingale - 8th June 2020 - 21 Downside Close - Erection of first floor extension and pitched roof to existing garage.

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

The Town Council has no objections to the application as there is no loss of amenity to neighbouring properties and this is a regularisation from a flat roof to a visually more appealing roof.

ACTION: TOWN CLERK

- 13.4 2/2020/0726/REM - Aster Homes Ltd - 15th June 2020 - Nordon, Salisbury Road - Erect 40 No. affordable homes with associated internal access, parking, gardens and open space. (Reserved Matters application to determine scale, appearance and landscaping, following the grant of Outline Planning Permission No. - 2/2018/0981/OUT).

It was PROPOSED by Cllr Lacey-Clarke, SECONDED by Cllr S Hitchings but NO VOTE took place that the vote will be recorded.

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

The Town Council forms a working group to discuss the application and official response further, consisting of Cllrs Carter, Clark, S Hitchings, Holmes, Stayt, Stevens, Mieville and Cross. Either Cllr Lacey-Clarke or Quayle will attend the meeting in their capacity as Dorset Council Councillors. The findings and proposal will be presented to the Town Council meeting on 6th July.

ACTION: TOWN CLERK

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

The paper was displayed (see Appendix B).

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

- 15.1 The Assistant Town Clerk confirmed that the next North Dorset Area Planning meeting is scheduled for Tuesday 23rd June but no planning applications for Blandford Forum are on the agenda. The next meeting is scheduled to take place on 30th July.

16. **TO RECEIVE AND CONSIDER SUGGESTIONS FROM THE MARKET AREA REGENERATION GROUP REGARDING THE TOWN TEAM SURVEY FOR THE TOWN CENTRE RECOVERY PLANNING**

The paper was tabled (see Appendix C).

Cllr Stevens thanked Nic Nicol for his efforts and Nicci Brown was also thanked for her contribution to this survey.

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

The Town Council accepts the new proposed survey and the Town Team will continue with its work on production and delivery of the survey.

ACTION: TOWN CLERK

17. CLERK'S REPORT AND CORRESPONDENCE

The paper was noted (see Appendix D).

- 17.1. Road Closure – All vehicles will be prohibited from proceeding along The Plocks, between Church Lane and Sheep Market Hill, a distance of approximately 50 metres. The Notice is needed in order to comply with health and safety regulations which require the provision of safe working areas and to minimise the likelihood of danger to highway users. It will come into operation on 25th June 2020 between 09:30 and 15:30 and remain in force for five days, but it is anticipated that the works will be completed by 26th June 2020. This Notice will enable Upton Specialised Tree Services to remove two Hornbeam trees on behalf of Dorset Council.
- 17.2. Assets of Community Value – The library and Common Lane car park have been listed as Asset of Community Value by the Dorset Council. The Post Office cannot be listed as it is exempt under legislation.

The meeting closed at 8:50pm.

SIGNED: DATED: