

BLANDFORD FORUM TOWN COUNCIL
Minutes of Town Council Planning Meeting
Held on Monday 24th May 2021 at 7:00pm online using Microsoft Teams

DRAFT
Subject to confirmation

PRESENT

Cllr R Carter – Chairman
Cllr L Hitchings – Chairman of Council
Cllr S Hitchings
Cllr R Holmes
Cllr H Mieville
Cllr B Quayle
Cllr C Jacques

Cllr P Clark – Acting Vice Chairman
Cllr C Stevens – Vice Chairman of Council
Cllr N Lacey-Clarke
Cllr P Osborne
Cllr H White
Cllr L Lindsay

IN ATTENDANCE

Town Clerk
Operations Manager
Dilys Gartside

Assistant Town Clerk
Nicci Brown – Press

The Chairman of the Planning Committee, Cllr R Carter noted that Councillors had been invited to the meeting and not summoned, due to the Scheme of Delegation that is currently in place. Although Councillors are not required to propose, second and vote on an item, this is recommended in order to provide the clerk with a clear steer for decision-making.

In the absence of Cllr Stayt, the Chairman requested for Cllr Clark to act as Vice Chairman for this meeting, which was accepted.

1. PUBLIC SESSION

1.1 Dilys Gartside – 20's Plenty for Dorset

Ms Gartside spoke about the campaign currently active in Dorset. They would like to see 20mph across whole areas and not just isolated streets. The Dorset Traffic Street Management Policy is currently under review in Dorset. She requested that residents and town councillors speak to their Dorset Councillors and MP to request 20mph in their area. Ms Gartside spoke about the difference between 50mph, 30mph and 20mph and gave various scenarios. She also spoke about the various health benefits of having 20mph, including independent mobility for children and the elderly, less noise and pollution.

Cllr Jacques arrived at the meeting at 7.15pm.

2. APOLOGIES

Cllr J Stayt - Vice Chairman

Cllr A Cross

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

Cllrs Lacey-Clarke and Clark declared an interest in agenda items no. 5.1 and 5.2 as it is a neighbouring property to their own.

Cllrs Lacey-Clarke and Quayle declared an interest in agenda item no. 5.7 as they have already noted their objections to this application to the Dorset Council.

Cllr S Hitchings declared an interest in agenda item no.16.1 due to the nature of his business.

The Chairman decided to bring agenda item no. 9 forward as Ms Gartside was in attendance.

4. TO CONSIDER AND RESPOND TO THE PROPOSAL FROM 20'S PLENTY FOR DORSET

Cllr Lacey-Clarke advised Councillors that the Dorset Council is already looking at this, as the policy is due to be updated and he does not see that Town Council support is required at this stage as it is already being looked at.

Cllr Lacey-Clarke abstained from the vote as the request for the whole of 20mph in Blandford Forum goes to the committee he is working with at the Dorset Council.

It was PROPOSED by Cllr Mieville, SECONDED by Cllr R Holmes and AGREED (6 in favour, 7 abstentions) that

The Town Council supports the campaign of 20mph in Dorset and 20mph in the whole of Blandford Forum.

ACTION: TOWN CLERK

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

5.1 P/HOU/2021/00310 – 12th April 2021 – Mr T Holder – 41 Queens Road – Erection of a two storey rear extension, and demolition of rear porch

The paper was noted (see Appendix A).

6. APPENDIX A – NEW PLANNING APPLICATIONS

The paper was noted (see Appendix B).

The Chairman decided to take agenda items 5.1 and 5.2 together.

6.1 P/FUL/2021/00356 and P/LBC/2021/00357 – 20th April 2021 – Spice India – 29 Salisbury Street – Replacement of kitchen extractor vent

It was PROPOSED by Cllr White, SECONDED by Cllr Stevens and AGREED (10 in favour, 3 abstentions) that

The Town Council has no objections to the application as it is replacing equipment.

ACTION: TOWN CLERK

6.2 P/HOU/2021/00746 – 29th April 2021 – Mr & Mrs Christopher – 16 Marston Close – Two storey side extension

It was PROPOSED by Cllr L Hitchings, SECONDED by Cllr Lacey-Clarke and AGREED (12 in favour, 1 abstention) that

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

ACTION: TOWN CLERK

- 6.3 P/HOU/2021/00333 – 5th May 2021 – Mr L Tetley – 153 Salisbury Road – Remove & replace roof to form a first floor and erection of two storey rear extension

It was PROPOSED by Cllr Holmes, SECONDED by Cllr Jacques and AGREED (12 in favour, 1 abstention) that

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

ACTION: TOWN CLERK

- 6.4 P/FUL/2021/00559 – 6th May 2021 – Elmform Limited – Hilliers Court North Place – Erection of bin storage shed

It was PROPOSED by Cllr Stevens, SECONDED by Cllr Clark and AGREED (8 in favour, 4 against, 1 abstention) that

The Town Council has no objections to the application as the bins will be enclosed and there is no substantial harm to the conservation area.

ACTION: TOWN CLERK

- 6.5 P/FUL/2021/00666 – 10th May 2021 – EBELL LTD - 15 Orchard Street – Conversion of rear ground floor to 2no. flats & conversion of ground floor and basement to 1no. maisonette flat

It was PROPOSED by Cllr L Hitchings, SECONDED by Cllr Lacey-Clarke and AGREED (10 in favour, 1 against, 2 abstentions) that

The Town Council objects to the application due to overdevelopment to the site.

ACTION: TOWN CLERK

- 6.6 P/RES/2021/01217 – 12th May 2021 – McCarthy and Stone & Homes England – PLOT 3 The Brewery Bournemouth Road Blandford St Mary – Erect building comprising 45 No. retirement apartments (category II type) with communal facilities and car parking. (reserved matters application to determine access, appearance, landscaping, layout and scale; and to discharge condition nos. 1, 3, 4, 7, 9, 10, 16, 18, 19, 23, 24 & 27 of Outline Planning Permission No. 2/2017/1706/VARIA).

It was PROPOSED by Cllr Carter, SECONDED by Cllr Mieville and AGREED (11 in favour, 2 abstentions) that

The Town Council objects to the application. Although the design, materials and scale reflect the industrial buildings behind and adjacent, if approved, this building would be the largest residential complex in Blandford St Mary and one of the largest in Blandford Forum. It is not domestic in form, and the appearance and size does not harmonise with the housing types of the area. It therefore contravenes B+NP Policy B12 ii. In addition, the scale of this building would form an intrusive and visually dominant feature on the western skyline, when viewed from the adjacent Stour Meadows. It would prevent the important view back to the architecturally significant Brewery building. The Town Council therefore believes that this development contravenes the B+NP Policy B12, paragraph 5.70.

ACTION: TOWN CLERK

- 6.7 P/PAOD/2021/01378 – 11th May 2021 – Euro Prop Ltd – 7A Salisbury Street – Change of use of first & second floors from Offices (B1(a)) to 4 No. Dwellings (C3)

Councillors noted the application and also noted that this is in line with the Blandford+ Neighbourhood Plan Policy B8, (5.50).

- 6.8 P/DCC/2021/01597 – 14th May 2021 – Minerals & Waste – P/DCC/2021/01597 – Development of a waste management centre for the bulking and transfer of waste and recyclables, comprising a covered waste transfer station, with waste storage, sprinkler tank and pump house, and a split-level household recycling centre with vehicle unloading bays and partially covered central yard, a dedicated 're-use centre', WEEE storage building, office building, staff parking area, weighbridge and associated landscaping. Formation of new access from A350.

It was PROPOSED by Cllr Lacey-Clarke, SECONDED by Cllr Mieville and AGREED (12 in favour, 1 abstention) that

The Town Council has no objections to the application.

ACTION: TOWN CLERK

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

The paper was displayed (see Appendix C).

8. SITE VISITS/DORSET COUNCIL PLANNING MEETINGS

The Assistant Town Clerk reported that the next Northern Area Planning Committee meeting is on Tuesday 25th May, but no applications pertaining to Blandford Forum are on the agenda.

9. CLERK'S REPORT AND CORRESPONDENCE

The paper was noted (see Appendix D).

- 9.1 Blandford + Neighbourhood Plan – The Plan has passed the referendum with 2,054 votes in favour and 394 votes against. The Plan is due to be formally made (adopted) by Dorset Council at its cabinet meeting on 22nd June 2021.
- 9.2 Badbury Heights Public Art – The artist has attended the site on Monday 10th May to replace the strips which needed updating and Cllrs Lindsay and Osborne officially opened the Public Art on Thursday 13th May.
- 9.3 Blandford Bridge Continuation of Repair Work – The Dorset Council are planning to complete the repairs to Blandford Bridge from 24th May 2021 to 18th June 2021. Strengthening work, masonry and concrete repairs were carried out in 2017 and 2019. The remaining work comprises stonework repairs to the upstream cutwaters. So that the work may be carried out safely, the road will be temporarily reduced to a single lane over the bridge with traffic controlled by portable traffic signals. The signals will be in operation Monday to Friday between 09:30 and 15:30 (outside of peak hours).
- 9.4 Bellway Blandford St Mary - Latest Programme of Works – We have received notification from Dorset Council Highways that the following phases will be carried out as follows:
Phase 2 – A354 S38 Entrance works will continue during the day using temporary two-way signals until 24th May 2021.

9. **CLERK'S REPORT AND CORRESPONDENCE (cont.)**

Phase 3 - A354 Toucan works at Badger Roundabout. Multiway signals will be in operation overnight between 25th May 2021 and 5th August 2021. Dorset Council Highways have requested for Bellway to look at their programme and wherever possible carry out the noisiest tasks at the start of their night shift at 7pm.

Cllr L Hitchings reported that Phase 2 has been delayed until September.

10. **TO RECEIVE PLANS AND CONSIDER THE LIST OF REQUIREMENTS FOR THE COMMUNITY HALL IN THE NORTHERN PART OF THE TOWN FROM WYATT HOMES**

The paper was noted (see Appendix E).

Cllr White left the meeting at 8.40pm and returned at 8.43pm.

It was PROPOSED by Cllr Stevens, SECONDED by Cllr White and AGREED (12 in favour, 1 abstention) that

The Town Council considered the information provided and confirms the final list of requirements for the community hall as follows:

- a community hall minimum size 400sqm, large enough for group activities to take place and perhaps large enough as a wedding venue for 120 people.
- a flexible stage unit
- sound system
- excellent Wi-Fi facilities
- a fitted kitchen (large enough to cater for the amount of people the hall can hold)
- stackable and storable chairs and tables
- adequate storage for these and other equipment (perhaps more than would normally be envisioned for such a space to accommodate the health-related activities equipment)
- toilet, including disabled, and baby changing facilities.
- an outside space area
- if single storey then additional office space and meeting room for hire; if two storeys, then these rooms should be upstairs.
- sufficient parking with disabled spaces to avoid overspill onto the local estate roads.
- community hall to be owned and administered by BFTC.
- local GP Practice to (perhaps) block hire the hall to enable current and future health and fitness related activities to take place (this will ensure some income)
- open to other groups and organisations to maintain commercial viability.
- wide doors/double doors etc to facilitate disabled access.
- carbon neutral building, alternative heat sources
- EVCP in the car park
- short mat bowling, badminton court
- car parking requirements as per Sports England:
 - Mark out bays for maximum utilisation and locate parking for disabled people close to the main entrance.
 - Define separate pedestrian routes and install ramped curbs between disabled parking bays and the entrance. Changes of level around the building must be ramped and may require handrails.
 - Make sure that service vehicles can turn within the site to access the entrance, refuse area and plant room.

10. **TO RECEIVE PLANS AND CONSIDER THE LIST OF REQUIREMENTS FOR THE COMMUNITY HALL IN THE NORTHERN PART OF THE TOWN FROM WYATT HOMES (cont.)**

- Provide lighting for security and safety.
- Car park noise is often a nuisance to nearby residents especially in the evening. Siting the building to screen neighbours from the car park can alleviate this problem.
- Provide bicycle lock-up parking close to the entrance where it can be overseen.

ACTION: TOWN CLERK

11. **TO DISCUSS AND CONSIDER MARKETING AND ROAD NAMES FOR THE DEVELOPMENT AT NORDON**

The paper was noted (see Appendix F).

It was agreed that both the Duke of Edinburgh and Ryan will be put forward as suggestions.

ACTION: TOWN CLERK

12. **TO CONSIDER A REQUEST TO INSTALL A BENCH IN HOLLAND WAY**

The paper was noted (see Appendix G).

It was PROPOSED by Cllr Lacey-Clarke, SECONDED by Cllr Stevens and AGREED (11 in favour, 1 against, 1 abstention) that

The Town Council allows the installation of a bench in Holland Way.

ACTION: TOWN CLERK

13. **TO CONSIDER A GRANT APPLICATION FROM THE BLANDFORD ROYAL BRITISH LEGION**

The paper was noted (see Appendix H).

It was PROPOSED by Cllr Lacey-Clarke, SECONDED by Cllr Mieville and AGREED (8 in favour, 3 against, 2 abstentions) that

A grant of £150 is approved for the display stand and printing costs for the Legion's Armed Forces Day celebrations (Expenditure Authority: General Power of Competence, Localism Act 2011, S1-8).

ACTION: TOWN CLERK

14. **TO RESPOND TO THE PREMISES APPROVAL RELOCATION APPLICATION FOR THE BLANDFORD GROUP PRACTICE**

The paper was noted (see Appendix I).

It was PROPOSED by Cllr Osborne, SECONDED by Cllr Lacey-Clarke and AGREED (9 in favour, 2 against, 2 abstentions) that

The Town Council supports the application of relocating the dispensary for the Blandford Group Practice and requests that the current limitations of who the Practice can dispense to is waived.

ACTION: TOWN CLERK

15. **TO CONSIDER RESPONDING TO THE TECHNICAL CONSULTATION ON THE CONSEQUENTIAL CHANGES TO THE PERMITTED DEVELOPMENT RIGHTS**

The paper was noted (see Appendix J).

It was PROPOSED by Cllr Mieville, SECONDED by Cllr Carter and AGREED (11 in favour, 1 against, 1 abstention) that

The Town Clerk will respond in consultation with Cllrs Carter, Mieville and Holmes.

ACTION: TOWN CLERK

16. **CONFIDENTIAL**

It was PROPOSED by Cllr L Hitchings, SECONDED by Cllr Holmes and AGREED (12 in favour, 1 abstention) that

The public and press may be excluded from the meeting on the grounds that publicity might be prejudicial to the public interest as per the Public Bodies (Admission to Meetings) Act 1960.

16.1 To respond to the Dorset Council on an initial consultation regarding the annual review of pedestrian crossings (confidential item at this stage of consultation – as requested by the Dorset Council)

It was PROPOSED by Cllr Mieville, SECONDED by Cllr Holmes but the proposal failed (4 in favour, 6 against, 3 abstentions) that the Town Council objects to this proposal on the grounds of safety for pedestrians.

It was then PROPOSED by Cllr Carter, SECONDED by Cllr Lindsay but not agreed (5 in favour, 5 against, 3 abstentions) that the Town Council accepts this proposal.

The Town Clerk, under the Scheme of Delegation, will send a poll to all Councillors to gain a further steer, to be able to formulate a response.

Post Meeting Note: Following an online survey 6 Councillors voted in favour of the proposal, 3 against and 2 abstained.

ACTION: TOWN CLERK

The meeting closed at 9:53pm.

SIGNED: DATED: