



Planning Services

County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ

) 01305 838336- **Development Management**

) 01305 224289- **Minerals & Waste**

8 www.dorsetcouncil.gov.uk

Malcolm Simmonds
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Storrington
RH20 4LA

Date: 16 January 2024

Ref: P/FUL/2022/06707

Case Officer: Steven Banks

Team: Northern

) 01305 838343

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Planning Decision Notice

Full Planning Application

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure)

(England) Order 2015

Application Number: P/FUL/2022/06707

Location: Town Hall, Corn Exchange and Council Offices Market Place
Blandford Forum Dorset DT11 7AG

Description: Town Hall - Re-opening of reveals and reinstatement of
windows

Link between Town Hall and Corn Exchange - Increase height;
construction of parapet walls; installation of window; and
installation of railings.

Corn Exchange – Reformation of roof and installation of
photovoltaic panels.

Council Offices – Installation of conservation rooflight and
installation of photovoltaic panels.

Dorset Council **grants** planning permission for this development as detailed in the application. In making this decision the Council considered whether the application could be approved with or without conditions or should be refused.

This planning permission does not cover Building Regulations Approval or any other Byelaw, Order or Regulation. Please see our website www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/building-control for more details about making a building regulation application and contacting our Building Control Team.

This planning permission is subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

CEB_MS_Loc01 – Received 28/10/2022
CEB_MS_D.02 B – Received 24/10/2023
CEB_MS_D.03 B – Received 24/10/2023
CEB_MS_D.06 B – Received 24/10/2023
CEB_MS_D.07 A – Received 24/10/2023
CEB_MS_D.08 A – Received 24/10/2023
CEB_MS_D.09 B – Received 24/10/2023
CEB_MS_D.10 A – Received 24/10/2023
CEB_MS_D.11 B – Received 24/10/2023
CEB_MS_D.12 A – Received 24/10/2023
CEB_MS_D.13 A – Received 24/10/2023
CEB_MS_D.14 B – Received 24/10/2023
CEB_MS_D.15 A – Received 24/10/2023
CEB_MS_D.16 A – Received 24/10/2023
CEB_MS_D.17 – Received 28/10/2023
CEB_MS_D.01 B – Received 24/10/2023
CEB_MS_D.04 B – Received 24/10/2023
CEB_MS_D.05 B – Received 24/10/2023
CEB_MS_D.19 – Town Hall Section - Stairwell & lift as proposed – Received 24/10/2023
CEB_MS_D.19 – Sash Window Detail – Received 24/10/2023
CEB_MS_D.23 – Received 24/10/2023
CEB_MS_D.24 – Received 24/10/2023

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. The measures set out within the approved Biodiversity Plan, certified by the Dorset Council Natural Environment Team, on 18/01/2023, must be strictly adhered to. Evidence of compliance, in accordance with section J of the approved Biodiversity Plan, shall have been supplied to the Local Planning Authority within 2 months of the completion of the works hereby approved. Thereafter, the approved measures must be permanently maintained and retained in accordance with the approved details.

Reason: In the interest of biodiversity.

Informatives:

1. The applicant is reminded of their responsibility to submit evidence of compliance with the Biodiversity Plan to Dorset Natural Environment Team in order to comply fully with requirements of condition 3.
2. In accordance with paragraph 38 of the NPPF, the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.



Decision Date: 16 January 2024

Mike Garrity
Head of Planning
Economic Growth and Infrastructure

Planning Decision Notes

Power to grant planning permission

This permission is issued by Dorset Council as the local planning authority set out by the Town and Country Planning Act 1990 (as amended) and the Town and Country (Development Management Procedure) (England) Order 2015.

Site notice

If you have not already done so I would be grateful if you could take down and dispose of this application's site notice if it is still being displayed outside the property.

Conditions

You should not start work until you have agreed with the Council the information requested by the conditions. If you fail to do this the works on site could be unauthorised and the Council may consider enforcement action.

The information must be submitted in writing. There is a standard form which you can download from the website www.dorsetcouncil.gov.uk/planning. A fee is required each and every time you apply to discharge any or all of the conditions (£43 per request for householder applications, £145 per request for all other applications).

Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent

Appeals

If you disagree with our planning decision or the attached conditions, then you can appeal to the Secretary of State (Planning Inspectorate) under section 78 (1) of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within Six Months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against our enforcement notice, then you must do so within 28 days of the date of service of the enforcement notice.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. <https://www.gov.uk/appeal-planning-decision>

An appeal must be made by the applicant. Forms are available on-line at Appeals - Appeals - Planning Portal

The Planning Inspectorate can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems that we could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

The Planning Inspectorate does not normally refuse to consider appeals solely because we based our decision on a direction given by them.

For further information about making can be found at www.planningportal.co.uk

Southern Gas Networks – Overbuild Advisory

There are several risks created by building over gas mains and services. If you plan to dig, or carry out building work to a property, site or public highway you should check your proposal against the information held at <https://www.linesearchbeforeudig.co.uk/> for any underground services.

Purchase Notices

If either the Council or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner may claim, in exceptional circumstances, that neither the land can be put to a reasonably beneficial use in its existing state, nor can the land be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

If this happens, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

Street Naming and Numbering

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. If this permission results in the creation, deletion or change to an address, you must let us know. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk