



# BLANDFORD FORUM TOWN COUNCIL

To All Town Councillors  
All other recipients for information only.

**26/05/2026**

Dear Member

## **Summons**

You are summoned to a meeting of the **Planning Committee** of Blandford Forum Town Council for the transaction of the business shown on the agenda below. To be held at 7 pm on **Monday, 01 June 2026** in the Corn Exchange. The quorum for the Planning Committee is 9. Members of the public, non-committee members, and the press may attend this meeting in person or online using Microsoft Teams [using this link](#).

## **Public Participation and Democratic Quarter Hour**

Prior to consideration of the following Agenda, there will be a democratic quarter of an hour, which may be extended at the discretion of the Committee, during which time members of the public may speak. During the meeting, members of the public and our elected representatives from the Dorset Council may indicate they wish to speak, and, at the discretion of the Chairman, and with the approval of the Members, they may be allowed to do so on points of information only. The Committee may on occasion invite members of the public to comment on specific issues where points of information or their particular knowledge on a subject might prove of benefit to the Committee.

## **General Duties of the Council**

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. Disabled access is available.

## **Recording of Meetings**

All attendees should be aware that filming, recording, photography or similar activity may take place during the meeting.

**Date of Next Planning Committee Meeting:** Monday, 06 July 2026

Yours sincerely

A handwritten signature in black ink, appearing to read 'Claire Commons'.

Claire Commons BA (Hons), Town Clerk



## Agenda

<b>P2.1</b>	<b>PUBLIC PARTICIPATION</b> .....	<b>3</b>
(7:00 pm)	To allow the public to make representations to the Council. ....(up to 15 mins) <i>Local Government Act 1972, Schedule 12, S.10</i>	
<b>P2.2</b>	<b>APOLOGIES</b> .....	<b>4</b>
(7:15 pm)	To receive and consider for acceptance, apologies for absence from Councillors summoned to attend ..... (1 min) <i>(Local Government Act, 1972 s.85)</i>	
<b>P2.3</b>	<b>DECLARATIONS OF INTEREST</b> .....	<b>5</b>
(7:16 pm)	To declare interests relating to the business of the meeting.....(2 min) <i>Blandford Forum Town Council Code of Conduct, 2021</i>	
<b>P2.4</b>	<b>MINUTES</b> .....	<b>7</b>
(7:18 pm)	To receive the minutes of the previous meeting of the Planning Committee. ....(2 min) <i>(Local Government Act 1972 Sch 12)</i>	
<b>P2.5</b>	<b>PLANNING REPORT TO THE COMMITTEE</b> .....	<b>8</b>
7:20PM	To receive reports pertaining to the Planning Committee.....(5 min) <i>(Local Government Act 1972 Sch 12)</i> .....	
<b>P2.6</b>	<b>PLANNING APPLICATIONS</b> .....	<b>11</b>
7:25 pm	To consider responses to (but not limited to) the following planning applications ..... (20 mins) <i>(Local Government Act 1972 Sch 12)</i> .....	
a.	Roman Glass 4-10 White Cliff Mill Street Blandford Forum DT11 7BE	
b.	17 Market Place, Blandford Forum DT11 7TA	
c.	House Of Sarunds Unit A Holland House Holland Way Industrial Estate Holland Way Blandford Forum DT11 7TA	
d.	23-25 Market Place and 1-5 Church Lane Blandford Dorset DT11 7AD	
<b>P2.7</b>	<b>ASSET OF COMMUNITY VALUE – BERE’S YARD</b> .....	<b>14</b>
(7:45pm)	To consider submission of an ACV for Bere’s Yard..... (15 mins) <i>Localism Act 2011, Chapter 3</i>	

Anticipated meeting end time 8 pm

**P2.1 Public Participation**

(7:00 pm) To allow the public to make representations to the Council.

(up to 15 mins)

*Local Government Act 1972, Schedule 12, S.10*

**Report Author: Town Clerk**

**P2.1.1 Background**

- a The Standing Orders of the Council (specifically Standing Order 3) provide for a designated Public Participation session at each meeting of the Council and its Committees.
- b During Public Participation, members of the public are invited to address the meeting regarding matters on the published agenda or within the Council's powers.
- c Public Participation is distinct from the formal business of the meeting. Once the session concludes, the public are observers only and must not participate further unless invited by a resolution of the Council.
- d The Council's commitment to openness, transparency, and community engagement supports the inclusion of Public Participation within the formal structure of the meeting.
- e At the Annual Meeting of the Council, Public Participation shall only commence after the election of the Chair, in accordance with the requirements of the Local Government Act 1972 and Standing Orders.

**P2.1.2 Members of the public registered to speak**

- a Tim Hoskinson MRTPI, Planning Director for Wyatt Homes
- b Representative on behalf of Blandford Town Museum

**P2.1.3 Conduct of Public Participation**

- a Each speaker may address the meeting for a maximum of three minutes, subject to the Chair's discretion to extend or reduce this time if necessary.
- b The maximum total duration for Public Participation shall normally be 15 minutes unless the Council resolves otherwise.
- c Speakers are asked to address the meeting courteously, and must not make offensive, defamatory, or irrelevant comments. Speakers do not have a right to expect debate or immediate responses.

**P2.1.4 Recording of Public Participation**

- a The minutes of the meeting shall record that Public Participation took place and will summarise the general topics raised but shall not record the names of individual speakers.

**P2.1.5 Recommendation**

- a That the public comments are received, and any points of note are identified for consideration at future meetings of the Council or its committees or for action by officers of the Council

**P2.1.6 Reason for Recommendation**

- a To acknowledge public engagement in accordance with Standing Orders and ensure that matters raised are appropriately considered without committing the Council to immediate decisions.

## P2.2 Apologies

(7:15 pm) To receive and consider for acceptance, apologies for absence from Councillors summoned to attend (1 min)

*(Local Government Act, 1972 s.85)*

Report Author: Town Clerk

### P2.2.1 Background

- a Councillors are holders of public office and are summoned to attend meetings of the Council and its committees.
- b In accordance with Section 85 of the Local Government Act 1972, the Council must consider and decide whether to accept the reason for absence provided by any Councillor who is unable to attend a meeting.
- c If a councillor fails to attend any meeting of the Council (or its committees) for a period of six consecutive months, without having obtained formal acceptance of their apologies by the Council (or the relevant committee), they are automatically disqualified from office.

### P2.2.2 Apologies received and reason

- a No apologies have been received at the point of issuing papers.

### P2.2.3 Recommendation

- a That the Council considers and either accepts or rejects each apology for absence received.

### P2.2.4 Reason for Recommendation

- a Accepting apologies resets the six-month period for continuous attendance, ensuring compliance with Section 85 of the Local Government Act 1972.

(End)

**P2.3 Declarations of Interest**

(7:16 pm)

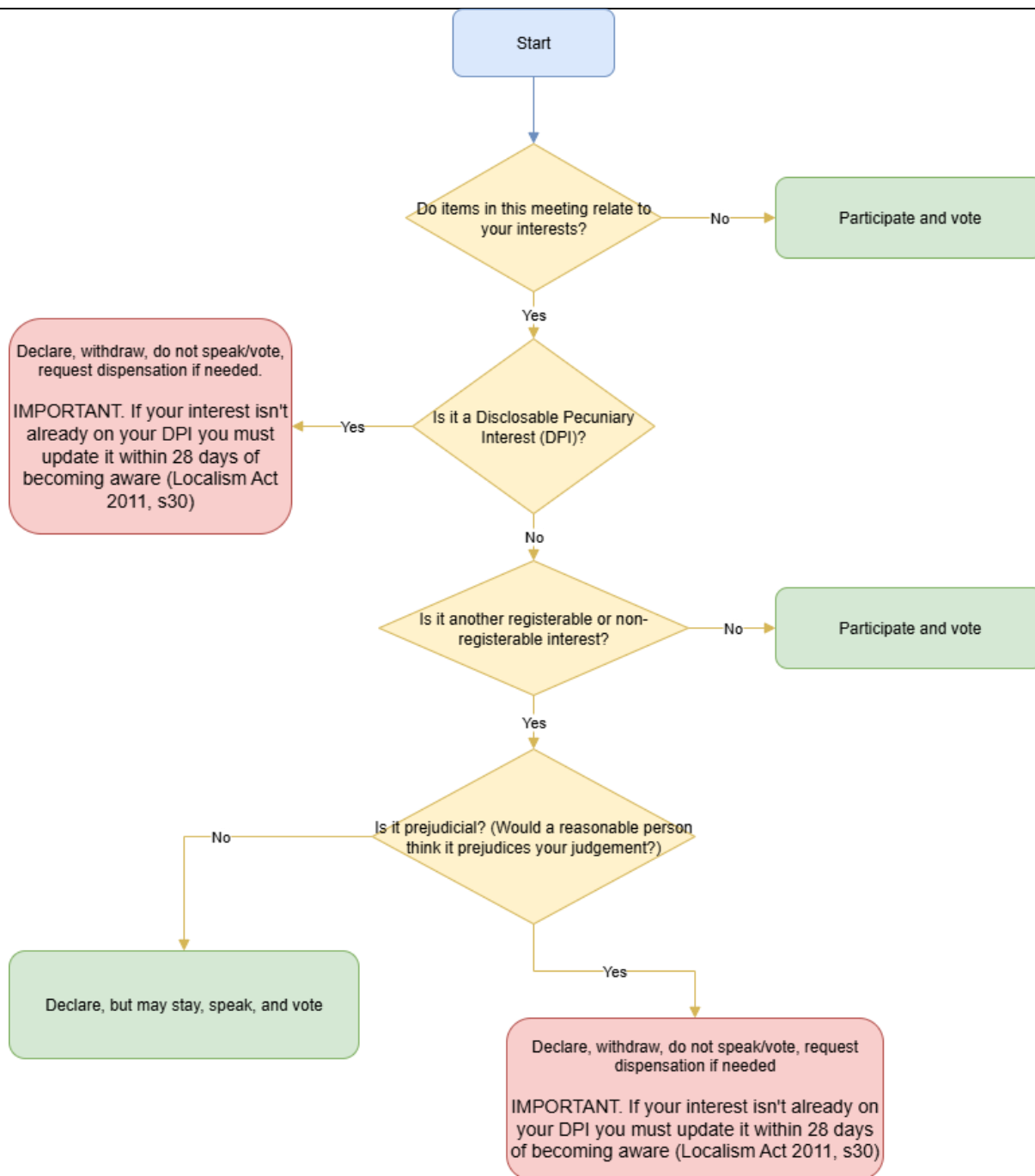
To declare interests relating to the business of the meeting.(2

min)

*Blandford Forum Town Council Code of Conduct, 2021***Report Author:** Town Clerk**P2.3.1 Background**

- a All Councillors and Officers are reminded of their obligations under the Blandford Forum Town Council Code of Conduct to declare any Disclosable Pecuniary Interests, Other Registerable Interests, or Non-Registerable Interests relating to matters on the agenda.
- b Where a matter arises at a meeting which relates to an interest, it is the individual Councillor's responsibility to declare that interest at the earliest opportunity in accordance with the Code of Conduct.
- c The Clerk will report any dispensations granted prior to the meeting.
- d Refer to Tables 1 and 2 in the [Code of Conduct](#) for further details about the types of interests which may apply.
- e If you think you need to request a dispensation, please speak to the Clerk.
- f The table below provides a summary of what your responsibilities are depending on the type of interest declared.

Type of Interest	Declare at Meeting?	Stay for Debate?	Vote?	Withdraw?	Notes
DPI (registered or not)	Yes	No	No	Yes	Must declare and withdraw, unless dispensation granted
Other/Non-Registerable (not prejudicial)	Yes	Yes	Yes	No	Declare, but may participate fully
Other/Non-Registerable (prejudicial)	Yes	No (except to speak if public can)	No	Yes	Declare, may speak if public can, then withdraw
With Dispensation	Yes	As specified	As specified	As specified	Dispensation may allow limited participation



**P2.3.2 Recommendation**

a That the Council notes the declarations made in relation to the business of the meeting.

**P2.3.3 Reason for Recommendation**

Recording declarations at the meeting ensures transparency, compliance with the Council's adopted Code of Conduct, and adherence to statutory obligations.

(End)

**P2.4** Minutes

(7:18 pm) To receive the minutes of the previous meeting of the Planning Committee. (2 min)

*(Local Government Act 1972 Sch 12)*

**Report Author:** Committee Clerk

**P2.4.1** **Background**

- a In approving draft minutes, the Council is concerned solely with whether the minutes accurately record the proceedings and resolutions of the relevant meeting.
- b It is immaterial whether individual Councillors were present at the meeting to which the minutes relate.
- c If any corrections are necessary due to inaccuracies, amendments must be approved by formal resolution before the minutes are signed.

**P2.4.2** **Recommendation**

- a That the minutes of [18<sup>th</sup> May 2026](#) be approved for signing as a true record of the decisions taken.

(End)

**P2.5 Planning Report to the Committee**

7:20PM To receive reports pertaining to the Planning Committee.

(5 min)

*(Local Government Act 1972 Sch 12)***Report Author:** Committee Clerk**P2.5.1 Summary**

- a Reports provided within this item are to be received, they provide updates on decisions already taken by the Committee and actions taken under the Scheme of Delegation (where not previously reported).

**P2.5.2 Planning Applications Decided**

- a This report, previously referred to as Appendix B, will be circulated prior to the meeting and include all Dorset Council decisions on Planning Applications and Applications Awaiting Decisions.

**P2.5.3 Applications Awaiting Decision**

- a To be circulated prior to the meeting, see above

**P2.5.4 Applications withdrawn**

- a None notified

**P2.5.5 Planning Applications Notification only**

Application No.	Address	Application Detail	Date Received
TPO/2026/0001	Land at Whispers, St Leonards Avenue	Tree Preservation Order was confirmed without modification under delegated powers	19/05/2026
TPO/2026/0003	Land at New Tanglewood, St Leonards Avenue	Tree Preservation Order was confirmed without modification under delegated powers	19/05/2026
TPO/2026/0015	Land at 2 Whitecliff Gardens	Tree Preservation Order was confirmed without modification under delegated powers	19/05/2026
P/OUT/2020/00026	North East Blandford	Application for non-material amendment to Hybrid Planning Permission (see letters below)	18/05/2026

**P2.5.6 Site Visits/Dorset Council Planning Meetings**

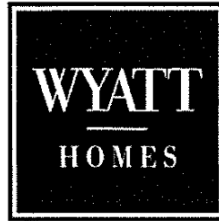
- a There are none notified at the point of issuing papers.

**P2.5.7 Recommendation**

- a That the reports are received and noted and any actions arising identified for future meetings of the Council or its Committees

**P2.5.8 Reason for Recommendation**

- a To keep members updated on committee actions and information.



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

18 May 2026

Dear Claire

**Application for a non-material amendment to Hybrid Planning Permission  
P/OUT/2020/00026 (North East Blandford)**

Lewis Wyatt (Construction) Limited has submitted a non-material amendment to the above planning permission. As you are one of the landowners we are required under article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, to formally serve notice on you as part of the application process, therefore please find enclosed formal notice.

The Non-Material Amendment application proposes changes within the first phase (the part of the site granted detailed permission), and consists of amendments to take account of levels, and minor changes to house types.

Given the nature of the changes, we have submitted these changes as a non-material amendment application to Dorset Council.

If you have any queries, please contact me.

Yours sincerely

Simon Ible MRTPI  
**Planning Manager**  
Wyatt Homes

[Simon.ible@wyatthomes.co.uk](mailto:Simon.ible@wyatthomes.co.uk)

Encs. Notice Under Article 13 Of The Town And Country Planning (Development Management Procedure) (England) Order 2015)

Wyatt House • 21 Lewis Way • Wimborne • Dorset • BH21 1HF  
Telephone: 01202 668266 •  
Website: [www.wyatthomes.co.uk](http://www.wyatthomes.co.uk) • Email: [mail@wyatthomes.co.uk](mailto:mail@wyatthomes.co.uk)

Wyatt Homes is the sales division of Lewis Wyatt (Construction) Ltd Registered No. 2566865 in England



**Planning Services**

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

☎ 01305 838336- **Development**

☎ 01305 224289- **Minerals & Waste**

🌐 [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

P - Blandford Forum TC

**Date:** 22 May 2026

**Ref:** P/NMA/2026/02745

**Support Officer:** Amy Gould

**Area:** Northern

☎ 01305 838336

✉ [planningnorth@dorsetcouncil.gov.uk](mailto:planningnorth@dorsetcouncil.gov.uk)

Dear Sir/Madam

**Application No:** P/NMA/2026/02745

**Location:** Land At E 389445 N 108065 North and East of the Blandford Bypass Blandford Forum Dorset

**Proposal:** Non-material amendment - for changes to the arrangement of the arrival green, amendments to Plots 52 to 54, amend the 'Corfe 1036' house type to '1006' house type & omission of bay window to Plot 141 & amend the garden wall relating to Phase 1 of the development (the Full Planning Permission element); to planning permission P/OUT/2020/00026 (Hybrid planning application for the phased development for up to 490 No. dwellings and non-residential uses comprising: Outline planning application (to determine access) to develop land by the erection of up to 340 No. dwellings (Use Class C3), local centre with flexible floorspace including Commercial, Business and Services (Use Class E), Drinking Establishments and hot food takeaways (Use Class Sui Generis) and Local Community (Use Class F2); land for a three-form entry primary school and associated playing pitches (Use Class F1 Learning and non-residential institutions); form public open space, replacement allotments including allotment building, new sports pitches, parking, access, infrastructure, landscaping, and carry out ancillary and site preparation works, including demolition of existing buildings and removal of existing allotments. Full planning application to erect 150 No. dwellings (Use Class C3), form public open space, attenuation basins, parking, access, infrastructure, landscaping, and carry out ancillary and site preparation works.)

The above Non Material Amendment application has been received. You are being notified for information purposes only.

**P2.6** Planning Applications

7:25 pm To consider responses to (but not limited to) the following planning applications (20 mins)  
*(Local Government Act 1972 Sch 12)*

**Report Author:** Committee Clerk

**P2.6.1** Summary and Background information

- a Planning applications listed below have been received and require comments to be submitted to the Local Planning Authority. Prior to the meeting, members are urged to view the planning application using the link below and to visit the site to understand local context.
- b As part of the town council's response to planning proposals it should provide material planning reasons for its comments, be they of support or objection.

**Material Planning Reasons**

Biodiversity	Design
Economic Benefits	Effect on the Appearance of the Area
Flooding Issues	Height
Heritage	Impact on Access
Impact on Light	Landscape
Local or Government Policy	Noise/Disturbance
Other	Overlooking/Loss of Privacy
Parking	Residential Amenity
Road Safety	Traffic or Highways

- c To assist, here are a few examples as to how you might word something to give material planning reason for your thoughts.

**Examples**

House Extension No Objection as limited impact on amenity of neighbouring property  
 Or  
 Objection as will have detrimental impact on neighbouring property

---

New dwelling Support, design is in keeping with locality  
 Or  
 Objection as design is not in keeping with local area

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Vehicular Access Support, will have no impact on road safety given proposed visibility splays  
 Or  
 Objection as visibility is poor in this location and traffic speeds are high.

## P2.6.2 Planning Applications for response

Application No.	Address	Comments/ Blandford + Neighbourhood Plan 2011-2033
<a href="#">P/PACD/2026/02545</a> Deadline: 6 <sup>th</sup> June 2026 Applicant: Paul Wray	a. <a href="#">Roman Glass 4-10 White Cliff Mill Street Blandford Forum DT11 7BE</a> Change of use & conversion from commercial to 2no. dwellings (Use Class C3)	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 11, 14, 15, 16
<a href="#">P/FUL/2026/02314</a> Deadline: 10th June 2026 Applicant: Matthew James	b. <a href="#">17 Market Place, Blandford Forum DT11 7TA</a> Change of use from bank to public house and kitchen	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 15, 16, 17 & 19
<a href="#">P/ADV/2026/02426</a> Deadline: 10th June 2026 Applicant: Martin Street	c. <a href="#">House Of Sarunds Unit A Holland House Holland Way Industrial Estate Holland Way Blandford Forum DT11 7TA</a> Display 1no. non-illuminated fascia sign and 2 smaller individual unit numbers	Blandford + NP Policies: B10 Design Code: CA5 Built Form Code: 9
<a href="#">P/FUL/2026/02770</a> & <a href="#">P/LBC/2026/02769</a> Deadline: 12th June 2026 Applicant: Natasha Cobby-Grant	d. <a href="#">23-25 Market Place and 1-5 Church Lane Blandford Dorset DT11 7AD</a> External repairs & maintenance comprising rebedding of ridge tiles, sectional replacement of timber fascia & soffits, repairs to rainwater goods, masonry repairs & redecoration, redecoration of timber windows, repair of stone cills, replacement of lead coverings to dormers, render repairs & associated ancillary works	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 15, 16, 17 & 19

## P2.6.3 Applications for Information only

	Application & Date	Application Details
1	P/TRC/2026/02675 & P/TRT/2026/02522 Deadline: 5 <sup>th</sup> June 2026	<b>Land At Wilverly Gardens Blandford Forum DT11 7LE</b> T888 - Scots Pine - Fell to ground level. T896 - Laburnum - Fell to ground level. The following trees are to be considered under Tree Works Application P/TRT/2026/02522 as they are old enough to be protected by Tree Preservation Order 3/2/65: T1- Sycamore-Reduce branches close and touching the building to a clearance of 2m

	Application & Date	Application Details
		<p>T2 - Common Beech - Reduce branches close and touching the building to a clearance of 2m.</p> <p>T886 - Scots Pine - Reduce branches close to the building roof to a clearance of 2m to a suitable growing point.</p> <p>T916 - Scots Pine - Remove eastern dead leader.</p> <p>T920 - Lawson Cypress - Fell to ground level.</p> <p>T921 - Common Yew - Reduce branches to clear the building and telephone cables to a clearance of 1m.</p> <p>T929 - Copper Beech - Crown lift lower hanging branches over neighbouring property up to a height of 4m from ground level.</p>
2	<p>P/TRC/2026/02740</p> <p>Deadline: 9<sup>th</sup> June 2026</p>	<p>27 White Cliff Mill Street Blandford Forum DT11 7BQ</p> <p>Apple x2 - Fell.</p>

a

#### P2.6.4 Legal Authority and Implication

a The Town Council is a consultee but does not have the authority to determine planning applications. The Council has the power to be notified of planning applications affecting the Council's area and to comment (Town and Country Planning Act, 1990 sch 1 para8).

#### P2.6.5 Recommendation

a That the committee provides its response on the listed planning applications and considers responses to applications received without notice, in the form Support or Objection with supporting reasons.

#### P2.6.6 Reason for Recommendation

a To fulfil the Council's responsibility and exercise its views as a statutory consultee.

(End)

**P2.7** Asset of Community Value – Bere’s Yard

(7:45pm) To consider submission of an ACV for Bere’s Yard

(15 mins)

*Localism Act 2011, Chapter 3***Report Author:** Town Clerk**P2.7.1** Summary and Background information

- a A draft nomination for Bere’s Yard as an Asset of Community Value (ACV) has been prepared by the Blandford Forum Museum, Heritage and Arts Trust and submitted to the Council for consideration.
- b The nomination proposes that Bere’s Yard be listed as an ACV due to its current and historic community use. The draft application highlights the role of the museum, associated charitable uses, community groups, educational activities, and wider social and cultural benefits of the site.
- c The issue for the Council is to determine whether:
  - o The Town Council should submit the ACV nomination itself; or
  - o The Town Council should support the Museum Trust in submitting the application independently.
- d This decision is important as ACV status, if granted, ACV status would require the owner to notify the Council if the asset is to be sold, triggering a six-week pause to allow community groups to express interest. This can extend to up to six months to prepare a bid, although there is no obligation on the owner to sell to the community or at below market value.
- e There remain some areas within the draft application that could be clarified or strengthened prior to submission, including:
  - o The definition of the “main use” of the site given its mixed-use nature
  - o The inclusion and treatment of residential elements within the boundary (residential cannot be listed as ACV)
  - o Confirmation of ownership and leasehold information

**P2.7.2** Further Information Sources

- a Draft ACV nomination
- b [Localism act 2011 Chapter 3 – Assets of Community Value](#)
- c [Dorset Council Assets of Community Value Guidance](#)

**P2.7.3** Scheme of Delegation

- a Referred Business – Matters may be brought forward for urgent consideration where timescales do not allow for the standard reporting cycle, including where delay would prejudice the Council’s ability to act effectively in the interests of the community.

**P2.7.4** Legal Authority and Implication

- a Localism Act 2011 – chapter 3 enables eligible bodies, including local authorities, to nominate land or buildings for listing as an Asset of Community Value.

**P2.7.5** Financial Implication

- a There are no direct financial implications arising from submitting a nomination. Officer time is required to finalise and submit the application if the Council resolves to act as nominating body. This will be met from existing staff resources.

**P2.7.6** Impact Assessment

Category	Impact (Positive/Negative)	Level (Low/Medium/High)	Explanation
Equalities	<input checked="" type="radio"/> Positive	Medium	Supports continued access to cultural, educational and community facilities used by a wide and diverse range of residents, including vulnerable groups
Environmental	<input type="radio"/> Neutral	Low	No direct environmental impact
Crime and Disorder	<input type="radio"/> Neutral	Low	No direct impact
Resources	<input type="radio"/> Neutral	Low	Limited officer time required – no significant impact
Economic	<input checked="" type="radio"/> Positive	Medium	Supports retention of a cultural and visitor asset contributing to the town centre economy
Risk Management	<input type="radio"/> Neutral	Medium	Some risk of unsuccessful nomination; reputational considerations depending on relationship with landowner.

### P2.7.7 Marketing and Communications

- a The following communications approach is proposed, subject to the Council's decision:
- Social Media:** A single post confirming that the Council has submitted or is supporting an ACV nomination to help protect an important community asset.
- Website:** Short news article outlining what an ACV is, Why Bere's Yard is considered important, the Council's role in the process.
- Press Release:** Brief statement to local press highlighting the Council's support for protecting community assets and local heritage use.
- Community Engagement:** None proposed. The ACV process is statutory and led by Dorset Council.
- Other:** This is a potentially sensitive matter due to the relationship with the landowner. Communications should remain factual, neutral and focused on community benefit.
- Timescale:** Communications to be issued shortly after the Council's decision and submission (if approved).

### P2.7.8 Recommendation

- a Submit the nomination of Bere's Yard as an Asset of Community Value to Dorset Council, using the draft provided by the Blandford Forum Museum, Heritage and Arts Trust (as amended by the Town Clerk), or, if Members prefer, formally support the Trust in submitting the application. Communications to be executed as outlined above with quotes and media interviews to be provided by Cllr Lacey-Clarke as Vice-Chair of Planning. Delegate to the Town Clerk all details in discharging this decision.

### P2.7.9 Reason for Recommendation

- a Submission of an ACV nomination provides a mechanism to help safeguard an important community asset and ensure the Council can act within the limited timeframe available ahead of a potential site.

(End)



# Asset of Community Value

The 'community right to bid' allows an eligible voluntary or community body to nominate local assets for adding to the council's Assets of Community Value List. Details of the scheme can be found on the [Dorset Council website](#).

A nomination form must be completed for each asset being nominated.

Please Note: The information you provide on this form will be the basis upon which the council decides whether or not to list the asset.

## 1. NOMINATING ORGANISATION

<b>Nominating organisation</b>	<b>Blandford Forum Museum, Heritage and Arts Trust</b>
<b>Contact name and position in organisation</b>	<b>Dr Sylvia Hixson Andrews – Director of Blandford Town Museum Shaun Christopher – Chairman of Trust</b>
<b>Address (including postcode)</b>	<b>The Market Place Bere's Yard Blandford Forum DT11 7AZ</b>
<b>Daytime telephone number</b>	07701090227 – Sylvia - Shaun
<b>Email address</b>	sylihixsonandrews@gmail.com

**2. ELIGIBILITY OF NOMINATING ORGANISATION**

Type of organisation		Please tick
<b>A</b>	Parish/town council or neighbouring parish/town council	
<b>B</b>	Designated neighbourhood planning forum or neighbouring neighbourhood planning forum	
<b>C</b>	Unincorporated body with at least 21 individual members and which does not distribute any surplus it makes to its members. (See Note 1)	
<b>D</b>	Charity	
<b>E</b>	Company limited by guarantee which does not distribute any surplus it makes to its members	
<b>F</b>	Industrial and provident society which does not distribute any surplus it makes to its members	
<b>G</b>	Community interest company	
<b>H</b>	<p>Other - please provide details:</p> <p><b>Charitable Incorporated Organisation (CIO)</b></p> <p>Charity Registration number: 1190608</p> <p>Charity name: THE BLANDFORD FORUM MUSEUM, HERITAGE AND ARTS TRUST</p> <p><b>Programme: Accreditation Scheme for Museums and Galleries in the United Kingdom</b></p> <p><b>Museum name: Blandford Forum Museum, Heritage and Arts Trust</b></p> <p><b>Reference: ACCR-00218356-AN1053-0000006104</b></p> <p><b>Accreditation number: AN1053</b></p>	X

Local connection	Please tick
For organisations other than parish and town councils (types <b>B – H</b> above) please confirm and provide evidence that the body is wholly or partly concerned with the area covered by Dorset Council or a neighbouring local authority area.	X
For organisation types <b>C, E</b> and <b>F</b> above please confirm and provide evidence that any surplus the body makes is wholly or partly applied for the benefit of the Dorset Council area or a neighbouring local authority area.	
For organisation type <b>C</b> above ( <u>unincorporated bodies</u> ) please confirm that at least 21 members are included on the register of electors for Dorset Council, or for a neighbouring local authority, and provide a list of their names and addresses.	

### 3. THE ASSET (See Note 2 for assets that cannot be nominated)

Name of asset	Bere's Yard
Address of asset	
<p><b>Description of asset</b></p> <p>Please provide an Ordnance Survey <u>map</u><sup>1</sup> at a suitable scale, to show the exact location of the asset with its boundaries<sup>2</sup> clearly marked. If it will assist in identifying the nominated asset please <u>also</u> provide a written description.</p>	<p>Ordinance Survey Map is provided.</p> <p>The property is Grade 1 listed and contains several rented properties, the Blandford Town Museum, The Museum garden, and two charities located on street frontage of the Bastard Building.</p> <p>There is a parking lot for about 30 cars.</p> <p>It also contains an electrical substation.</p>

<sup>1</sup> Suitable maps can be produced using [Dorset Explorer](#). Please contact us if you need assistance at [ACV@dorsetcouncil.gov.uk](mailto:ACV@dorsetcouncil.gov.uk).

<sup>2</sup> The boundaries do not have to be the same as ownership boundaries, for example as are shown on Land Registry title plans. It is also not necessary for all parts of the nominated site to be in the same ownership.

<b>Name and address of owner</b> (postal/email)	<b>The Charity of William Williams</b> <b>The Clerk to Trustees</b> <b>Burraton House</b> <b>5 Burraton Square</b> <b>Poundbury</b> <b>Dorchester</b> <b>DT1 3GR</b>  <b>Stafford House, 10 Prince of Wales Road, Dorchester, Dorset, DT1 1PW</b>  <b>Tel: 07557 749818</b> <b>Email: <a href="mailto:enquiries@williamwilliams.org.uk">enquiries@williamwilliams.org.uk</a></b>		
<b>Name and address of leaseholder</b> <b>(if applicable)</b> (postal/email)	Same as above		
<b>Name and address of occupier (if applicable)</b> (postal/email)	<b>There are several private occupants and three charities:</b>  <b>Blandford Town Museum</b> <b>Age Concern</b> <b>Weldmar Hospice Charity</b>		
<b>Has the nomination of the asset been discussed with the owner?</b> Whilst not a legal requirement it is considered beneficial to do so.  <p style="text-align: right;"><b>Please tick</b></p>	<b>Yes</b>	<b>No</b>	<input checked="" type="checkbox"/>
<b>Is the asset for sale or long-term lease assignment?</b>  <p style="text-align: right;"><b>Please tick</b></p>	<b>Yes</b>	<b>No</b>	<input checked="" type="checkbox"/>

**4. COMMUNITY VALUE (See Note 3)**

<b>Please answer <u>either</u> of the following:</b>	
Do you consider that the <u>current</u> main use of the asset furthers the social wellbeing or social interests of the local community?  <div style="text-align: right;">Please tick</div>	<b>X</b>
Do you consider that the main use of the asset in the <u>recent past</u> furthered the social wellbeing or social interests of the local community?  <div style="text-align: right;">Please tick</div>	
When did the main use cease?	
<b>What is the current/was the recent main use of the asset?</b>	
<p>The site has served the community for nearly 400 years at least in the ownership of a charity which through letting income has supported the underprivileged and education of young people of Blandford, Sturminster Newton and Shaftesbury. The land at the front was leased to the occupier after the fire of 1731 by the William Williams charity so that the properties at the front could be rebuilt, and the site as a whole continues to operate as originally created - a burgage plot leading down to the river with trade and activities behind the front buildings.</p> <p>Although the two burgage plots are being sold as a package, our main concern is the Bastard House, which was home to the builders of Blandford Forum: John and William Bastard. We would like to ensure that this property does not fall out of its historic value and significance.</p> <p>The total property’s current use (still serving the community as above) provides accommodation for two other charities serving the sick and elderly, the town museum, its community garden and associated uses, and three residential tenants.</p> <p>Recent use (from up to 30 years ago), two instead of three residential tenants and one antiques gallery occupying the space now occupied by the three residential tenants and office space above 26/28 Market Place, now with planning permission for residential use</p> <p><u>Bere’s Yard is a Grade 1 Listed property.</u> It consists of the Bastard House, which houses two charity second hand shops (Age Concern and Weldmar Hospice Care). Behind the Bastard House, and on the Left as you move through the archway, are three privately leased cottages. One cottage is old and shares a wall with the Bastard House. The other two were recently renovated and converted into cottages from an earlier commercial use. The burgage plot for this half of the property continues to the River Stour as garden, with a very old orchard at the end.</p> <p>On the Right, as you come through the Archway is the Blandford Town Museum. This was an abandoned and falling down building in 1979, when it was leased to the Museum Trust, which has renovated it for museum use and it has been used as such for the last 40 years.</p> <p>The rest of the property on both sides is paved parking, the spaces being rented by individuals and businesses. Beyond the parking is an open area, partly gravelled, and at</p>	



**museum collects objects/documents /photos, and for which it provides museum services.**

The museum also provides a free meeting place for other charities in the area: Blandford Blind Group, Chair Yoga, Blandford Environmental Trust, and others. It also provides special interest groups to the community: Blandford Museum Garden Group, Blandford Museum Archaeology Group, Blandford Museum Civic and Sustainability Group, and Blandford in Stitches (a textile group). All of these groups provide special interest activities in their areas: Archaeology (talks and activities), Garden (garden work and special event activities), Civic and Sustainability (promoting and monitoring the town’s history and buildings) and Blandford in Stitches (working with participants of all ages to create textile works of art).

**Museum Garden:**

The Museum Garden provides outdoor garden experiences for people of a variety of ages and abilities. It is wheelchair accessible and has been used for teas for care home groups and other charities, etc. Most importantly, it provides outdoor activities for older gardeners and those with no gardens of their own.

**Cottages:** The residential properties, two of which were until recently an antiques centre, occupy a very small proportion of the site and are integral to the viability of the site as a whole. The cottages provide no community, **social or** wellbeing interests, but the income from them support the charity work of the William Williams Charity.

Is it realistic to think that the current main use might continue to further the social wellbeing or social interests of the local community, whether or not in the same way?

Yes	X	No	
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If possible, please provide details (See Note 5)

The existing users have leases of varying lengths to continue in the same uses.

For the Blandford Town Museum and Garden – most certainly its social wellbeing and interests would continue into the future. The museum is open to the public for free 5 days a week. It is run entirely by volunteers. Many volunteers are retired and use their skills, along with the training the museum provides, to continue to be active in the community and to contribute to the town.

The museum works with young children in school visits and older students as part of their work experience. College and university students do internships at the museum, and SEND students also receive training at the museum. Recently the museum carried out work of national significance in the form of NaviLens technology (for the Blind and Vision Impaired) and partnered with the Blandford Forum Town Council and the Fashion Museum to carry out 3D photography of important objects for display to the public.

The Bastard House is of particular importance to the museum as it believes it could provide the funding to restore the building for museum and community use. This would allow the museum to grow, expand and improve its community services, and add to the improvement of the Market Place as a commercial location.

<p><b>For those assets that had a main use in the <u>recent past</u> that furthered the social wellbeing or social interests of the local community, is it realistic to think that at some point in the next 5 years it may do so again, whether or not in the same way? If possible, please provide details.</b></p>			
Yes	X	No	
<p><b>If possible, please provide details (See Note 5)</b></p>			
<p>The Town Museum has the potential (and need) to extend its premises to provide further activities as above, and also has the potential to restore and maintain the Grade I listed buildings which were home to the architects of Blandford’s Georgian reconstruction as we would like to see them maintained. They are central to the Market Place, surrounded by other listed buildings including two Grade I listed (the Corn Exchange and Parish Church) which have undergone recent restoration.</p> <p>The site has the potential to provide an arts and cultural centre, expanded exhibition work, increased involvement of young people, ability to continue to collect objects relevant to the area, drop-in facilities and other communal activities bringing renewed life to the town centre, with or without the continued use of part of the property to provide an important retail service supporting the sick and elderly.</p>			

**5. CHECKLIST**

**It is important that you include all the necessary information with your nomination form. Please check you have included the applicable items from the following list:**

Location map of asset (Ordnance Survey)	
Evidence of your group’s approval for nominating this asset (e.g. meeting minutes <sup>3</sup> )	
Proof of group’s identity:	
▪ Memorandum & Articles of Association	
▪ Annual Statement of Accounts	
▪ Minutes of Meetings	
▪ Names and Addresses of members if you are an unincorporated body	
▪ Other (please specify):	

**Please note that your nomination form, including map, will be published and may be supplied, on request, to the owner or occupier. Personal details will be omitted.**

If you need help completing your nomination form or wish to submit this form and accompanying documents please e-mail [ACV@dorsetcouncil.gov.uk](mailto:ACV@dorsetcouncil.gov.uk)

<sup>3</sup> Unincorporated bodies – see Note 1

## Explanatory Notes

### Note 1: Unincorporated bodies

Unincorporated bodies need to provide evidence that its members are working as a group. Contact the council at [ACV@dorsetcouncil.gov.uk](mailto:ACV@dorsetcouncil.gov.uk) for advice.

### Note 2: Ineligible assets

There are some assets that are excluded from listing. The principal one is residential property which includes gardens, outbuildings and other associated land. Full details of this are set out in paragraphs 1 and 2 of Schedule 1 to the Assets of Community Value, (England) Regulations, 2012.

The exception to this general exclusion of residential property from listing is where an asset which could otherwise be listed contains integral residential quarters, such as accommodation as part of a pub or a caretaker’s flat.

There are two further categories of assets excluded from listing:

- i. Land licensed for use as a residential caravan site (and some types of residential caravan site which do not need a licence) – See paragraph 3 of Schedule 1 to the Regulations
- ii. Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990. See paragraph 4 of Schedule 1 to the Regulations.

### Note 3: Asset of community value eligibility

Under Section 88 of The Localism Act, 2011, land or a building will be considered an asset of community value if, in the opinion of the local authority:

- a) An actual current use, that is not an ancillary use, furthers the social wellbeing or social interests of the local community, and it is realistic to think that there can continue to be a use, which is not ancillary, which will further, whether or not in the same way, the social wellbeing or social interests of the local community.
- b) There is a time in the recent past when an actual use of the property, which was not an ancillary use, furthered the social wellbeing or social interests of the local community, and it is realistic to think that there is a time in the next five years when there could be non-ancillary use which would further, whether or not in the same way, the social wellbeing or social interests of the local community.

### Note 4: Reasons why the asset is of community value

Please provide information setting out the activities that take/took place, including frequency and numbers of people from the local community involved. Whilst ‘social interests’ is defined in the Localism Act as including, in particular, cultural, recreational and sporting interests, ‘social wellbeing’ is not. As such, where the use of the asset, current or in the recent past, does not readily meet the definition of social interests please set out how the use benefits/benefitted the social wellbeing of the local community.

### Note 5: Continued/future community use

If possible please provide information that shows the potential for the asset to continue to have a main use that furthers the social wellbeing or social interests of the local community, or, in the case of assets that had such a main use in the recent past, the potential for it to do so again at some stage during the next 5 years. The use does not necessarily have to be the same as the current use or use in the recent past; examples might be a community shop or post office inside a pub or community hall, or a community shop becoming a community drop-in.