



BLANDFORD FORUM

TOWN COUNCIL

To Planning Cllrs; A Cross (Chairman), N Lacey-Clarke (Vice Chairman), S Hitchings, H Mièville, L Hitchings, C Stevens, B Quayle, R Holmes, S Chapman, T Clarkson, Y Mièville, M Putt, G Del-Pinto, S Morgan, J Robinson, M Spruce:

All other recipients for information only.

Monday, 29 June 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, 06 July 2026** in the Corn Exchange. The quorum for the Planning Committee is 9.

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 invite members of the public to comment on specific issues where their particular knowledge on a subject might prove of benefit to the Committee.

Join: [Teams Link](#)

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, 07 September 2026

Yours sincerely

Claire Commons BA (Hons), Town Clerk

Twinned with Preetz, Germany



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



Twinned with Mortain, France



Tel: 01258 454500
Email: admin@blandfordforum-tc.gov.uk
www.blandfordforum-tc.gov.uk



Agenda

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(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>	
P3.2	APOLOGIES.....	4
(7:20 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>	
P3.3	DECLARATIONS OF INTEREST	5
(7:21 pm)	To declare interests relating to the business of the meeting.(2 min) <i>Blandford Forum Town Council Code of Conduct, 2021</i>	
P3.4	MINUTES	7
(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>	
P3.5	PLANNING OFFICER REPORT TO THE COMMITTEE.....	8
7:25PM	To receive reports pertaining to the Planning Committee.....(5 min) <i>(Local Government Act 1972 Sch 12)</i>	
a)	Station Court Damory Street Blandford Forum DT11 7RJ	
b)	The Bungalow Alfred Street Blandford Forum DT11 7QS	
c)	1 Albert Powis House Damory Court Blandford Forum DT11 7RN	
d)	The Sidings and 46/48 Edward Street Blandford Forum DT11 7QN	
e)	Street Record Access To Station Court Blandford Forum DT11 7RW	
P3.6	PLANNING APPLICATIONS	9
7:25pm	To consider responses to (but not limited to) the following planning applications(20 mins) <i>(Local Government Act 1972 Sch 12)</i>	
a)	17 Market Place Blandford Forum DT11 7AG	
b)	20 Hinton Close Blandford Forum DT11 7RS	
c)	22 Kingston Close Blandford Forum DT11 7UQ	
d)	Units 1, 2 and 3 2 Tabernacle Walk Blandford Forum DT11 7DL	
e)	Environment Agency Rivers House Sunrise Business Park	
f)	43B East Street Blandford Forum DT11 7DX	
g)	22 St Leonards Avenue Blandford Forum DT11 7NY	
h)	26-28 Bastard House Market Place Blandford Forum DT11 7EB	
P3.7	DISCUSS A REQUEST FOR SIGNAGE ON TINPOT LANE	12
(7:45pm)	To consider a request for signage on Tinpot Lane(15 mins) <i>Localism Act 2011, Chapter 3</i>	

Anticipated meeting end time 8pm

P3.1 Public[CC1] 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: Committee Clerk

P3.1.1 Background[CC2]

- 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.

P3.1.2 Members of the public registered to speak

a

P3.1.3 Conduct of Public Participation

- a Public Participation will occur at the start of the meeting.
- b 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.
- c The maximum total duration for Public Participation shall normally be 20 minutes unless the Council resolves otherwise.
- d 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.

P3.1.4 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.

P3.1.5 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

P3.1.6 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.

P3.2 Apologies

(7:20 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: Committee Clerk

P3.2.1 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.

P3.2.2 Apologies received and reason

No apologies have been received at the point of issuing papers

P3.2.3 Recommendation

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

P3.2.4 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)

P3.3 Declarations of Interest

(7:21 pm) To declare interests relating to the business of the meeting.

(2 min)

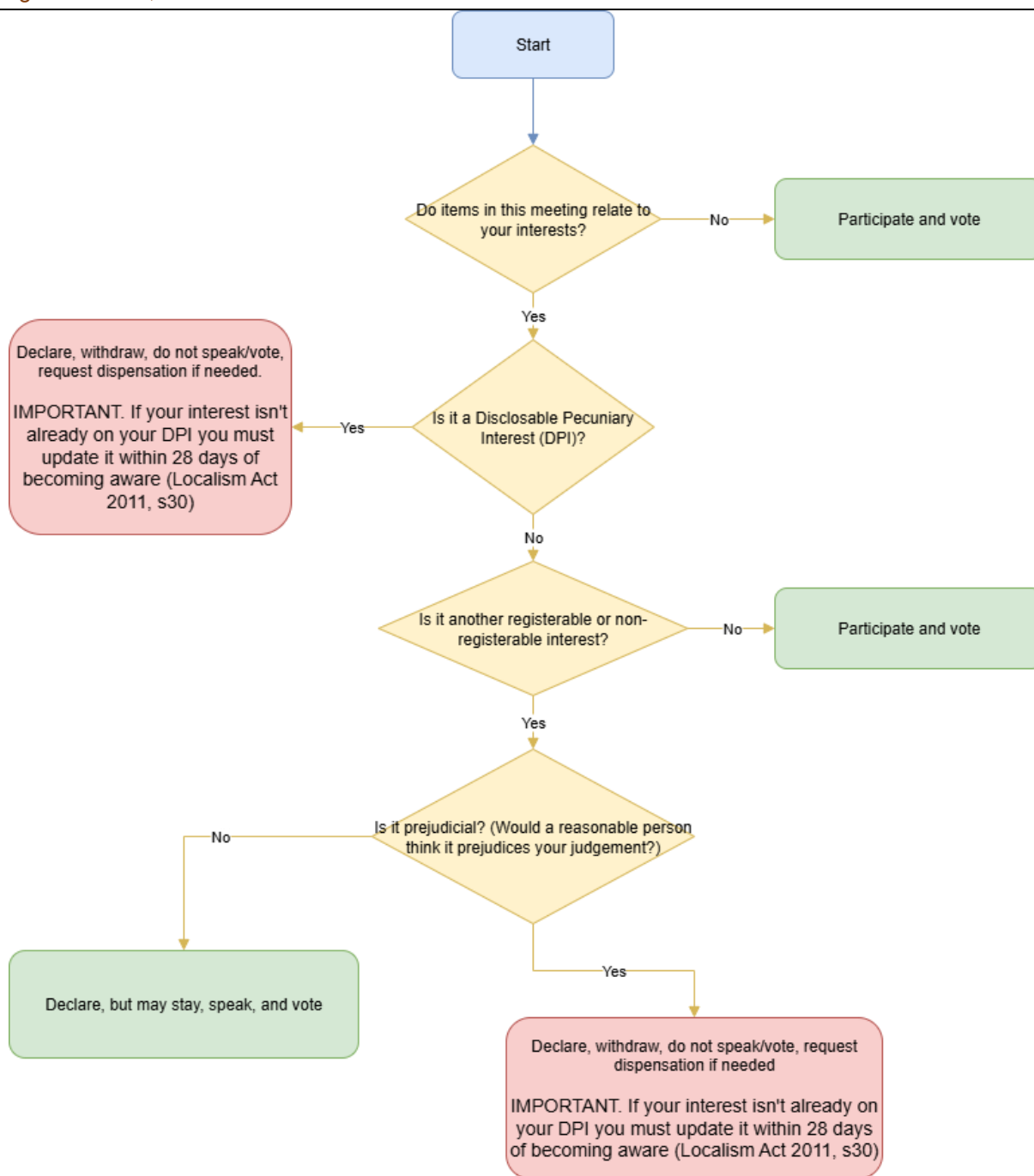
Blandford Forum Town Council Code of Conduct, 2021

Report Author: Committee Clerk

P3.3.1 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, the process is included within the Dispensation Request Form.
- 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



P3.3.2 Recommendation

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

P3.3.3 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)

P3.4 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

P3.4.1 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.

P3.4.2 Recommendation

- a That the minutes of [1st June 2026](#) be approved for signing as a true record of the decisions taken.

(End)

P3.5 Planning Officer Report to the Committee

7:25PM To receive reports pertaining to the Planning Committee.

(5 min)

(Local Government Act 1972 Sch 12)



Report Author: Committee Clerk

P3.5.1 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).

P3.5.2 Applications Decided/ Awaiting Decision

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

P3.5.3 Applications withdrawn

- a None notified

P3.5.4 Applications Notification only

Application No.	Address	Application Detail	Date Received
P/TRC/2026/03281	a) Station Court Damory Street Blandford Forum DT11 7RJ	G1 - Fell x2 self seeded Ash and treat stumps with eco-plugs.	18/06/2026
P/TRC/2026/03283	b) The Bungalow Alfred Street Blandford Forum DT11 7QS	T1 (T13824) - Horse chestnut - Fell and treat stump with eco plugs.	18/06/2026
P/TRC/2026/03284	c) 1 Albert Powis House Damory Court Blandford Forum DT11 7RN	T1 - Ash - Fell and treat stump with eco plugs. T2 - Buddleja - Fell and treat stump with eco plugs. T3 - Buddleja - Fell and treat stump with eco plugs.	19/06/2026
P/TRC/2026/03282	d) The Sidings and 46/48 Edward Street Blandford Forum DT11 7QN	T1 (T35881) - Ash - Fell and treat stump with eco plugs. T2 (T13835) - Cherry - Prune to suitable growth points to create a maximum clearance of 2m from building.	19/06/2026
P/TRC/2026/03285	e) Street Record Access To Station Court Blandford Forum DT11 7RW	T1 - Monterrey cypress - Reduce height by 6m. T2 - Ash - Prune to suitable points to create a maximum of 2m clearance from building. T3 - Cherry - Prune to suitable points to create a maximum of 2m clearance from building.	19/06/2026

P3.5.5 Site Visits/Dorset Council Planning Meetings

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

P3.5.6 Recommendation

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

P3.5.7 Reason for Recommendation

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

P3.6 Planning Applications

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



Report Author:

P3.6.1 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. Simply stating 'no objection' is insufficient as there is a requirement to give reasons for that decision.

P3.6.2 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

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

P3.6.3 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
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.

P3.6.4 Planning Applications for response

Application No & Deadline	Address	Application Detail	B+ Policies
P/ADV/2026/02845 Extension to comment until 08/07/2026	a) 17 Market Place Blandford Forum DT11 7AG	Display 1 no. fascia sign & 1no. hanging sign	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 9
P/HOU/2026/03005 Extension to comment until 08/07/2026	b) 20 Hinton Close Blandford Forum DT11 7RS	Extend existing ground floor side extension and erect first floor side extension. Remove flat roof and replace with hipped roof to front elevation.	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 11, 15, 16, 17
P/VOC/2026/02989 Extension to comment until 08/07/2026	c) 22 Kingston Close Blandford Forum DT11 7UQ	Erect first floor rear extension (With Variation of condition 2 of planning permission P/HOU/2025/01109 to amend approved plans).	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 11, 15, 16, 17
P/FUL/2026/01556 Extension to comment until 08/07/2026	d) Units 1, 2 and 3 2 Tabernacle Walk Blandford Forum DT11 7DL	Install 2no. windows, 1no. glazed door and a roof vent terminal for kitchen extract system.	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 15, 16, 17 & 19
P/FUL/2026/02882	e) Environment Agency Rivers House Sunrise Business Park	Retain two storey building to use as office facilities.	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 15, 16, 17 & 19
P/ADV/2026/03312	f) 43B East Street Blandford Forum DT11 7DX	Display 1 no. non-illuminated fascia signs to front elevation. Display 2 no. non-illuminated fascia signs to rear elevation.	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 9
P/HOU/2026/03140	g) 22 St Leonards Avenue Blandford Forum DT11 7NY	Erect rear extension, annex, convert loft, demolish & replace existing garage	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 11, 15, 16, 17
P/LBC/2026/03459	h) 26-28 Bastard House Market Place Blandford Forum DT11 7EB	External repairs to western elevation of the decorative dentil eaves cornice	Blandford + NP Policies: B10 Design Code: CA2 Built Form Code: 9

P3.6.5 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)

P3.6.6 Recommendation

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

P3.6.7 Reason for Recommendation

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

P3.7 Discuss a request for signage on Tinpot Lane

(7:45pm) To consider a request for signage on Tinpot Lane

(15 mins)

Localism Act 2011, Chapter 3

Report Author: Committee Clerk

P3.7.1 Summary and Background information

a A resident wrote to the Council in May to raise their concerns regarding a lack of road signs along Tinpot Lane. The letter reads as follows;

I am writing with the concern of the lack of road signs along Tinpot Lane, which is becoming hazardous and at some points, very dangerous. Whilst a 30mph speed limit is commonplace in most built up areas, this is not the case with Tinpot Lane, which is surrounded by houses, businesses, and the industrial estate. The lane serves as an important route to businesses on the industrial estate, as well as an alternative way of accessing the Milldown. The lane is narrow, and as we approach summer, the trees and hedges are becoming overgrown leading to the visibility diminishing further. However, the most vital necessity lacking is road signs such as warnings of pedestrians, horse riders, cyclists, children etc, and a clear speed limit. Unfortunately, the lane has become increasingly dangerous for residents of Kites Corner, as well as businesses along the lane, and drivers themselves due to non existent signage. Pedestrians, dog walkers, and horse riders are particularly at risk, especially with the Milldown being so easily accessible via this route. Furthermore, the opening of a business targeted specifically at dog owners means there is likely to be an influx of pedestrians using the lane to access the service, as well as cars. There have been countless incidents of inconsiderate and dangerous road users who do not drive with consideration for the road conditions or other road users. The introduction of road/hazard signs, as well as a speed limit, is absolutely vital to ensure not only the safety of pedestrians, but also other drivers - some of which drive with extreme care and caution. This is also fundamental to ensure the running of much loved businesses and services along the lane and within the industrial estate, and create a safer environment for their customers, as well as residents.

P3.7.2 Recommendation

To write to the Highways Officer at Dorset Council reporting the residents' concerns and suggest a site visit.

P3.7.3 Reason for Recommendation

Due to this being Dorset Council owned land we must discuss this issue with the relevant Officers

(End)