

South Walks House
South Walks Road
Dorchester
DT1 1UZ

Tel: (01305) 251010

Website: www.dorsetcouncil.gov.uk



Mr Pitman
SPASE Ltd
Engine Room
Athelhampton House
Athelhampton
Dorchester
DT2 7LG

BROADMAYNE

REFUSAL OF PLANNING PERMISSION

**Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO)**

Town and Country Planning Act 1990

Application No: WD/D/19/000375

Location of Development:

BLACK DOG INN, 50 MAIN STREET, BROADMAYNE, DORCHESTER, DT2 8ES

Description of Development:

Erection of 2 no. semi-detached 3-bedroom dwellings with associated parking.

In pursuance of powers under the above mentioned Act(s), Dorset Council **HEREBY REFUSE PLANNING PERMISSION** for the development described in the application above and the plans listed below.

Location & Existing Block Plan - Drawing Number S-1253-01 received on 31/01/2019

Proposed Floor Plans - Drawing Number PL-1253-02 received on 31/01/2019

Block Plan - Drawing Number PL -1253-01A received on 28/06/2019

Proposed Elevations - Drawing Number PL-1253-03A received on 28/06/2019

**SEE ATTACHED
REASON(S) FOR REFUSAL**

Signed: Nominated Officer

PLEASE REFER TO NOTES ENCLOSED

Dated: 11 July, 2019

Chief Executive: M Prosser

APPLICATION NO: WD/D/19/000375
BLACK DOG INN, 50 MAIN STREET, BROADMAYNE, DORCHESTER, DT2 8ES
REASON(S) FOR REFUSAL

1. By virtue of the two storey scale, the proposed development would be overbearing and would dominate the outlook of occupiers from 5 Sherren Cottages to an extent that would be deemed harmful to their amenity. Furthermore, the rear upper floor windows on both new units would form an unneighbourly relationship in terms of overlooking and loss of privacy to 8 High Trees and be harmful to the amenity of this neighbouring property. The development would thus be contrary to policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and paragraph 127 of the National Planning Policy Framework 2019.
2. By virtue of its positioning relative to Sherren Cottages the proposed development would not relate positively to adjacent buildings and therefore would be harmful to local character. This impact would be exacerbated by the fact that the upper floor front windows of 6 Sherren Cottages would overlook directly onto all of the rear garden serving the Plot 2 unit. The development would thus be contrary to policy ENV12 of the West Dorset, Weymouth & Portland Local Plan 2015 and paragraph 127 of the National Planning Policy Framework 2019.

NOTES TO APPLICANT

1. **National Planning Policy Framework Statement**

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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/ agent did not take the opportunity to enter into pre-application discussions.
- The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.
- The applicant and council have worked together to minimise the reasons for refusal.

Appendix 2: August
2019

BROADMAYNE PARISH COUNCIL

Application for a Grant from the Parish Council

Name of Organisation: Broadmayne First School

If a Registered Charity state Registration Number: _____

Contact Name: Allison Bassindale

Contact Telephone Number: 01305 852471

E-Mail Address: ABassindale@broadmayne.dorset.sch.uk *

Full Address Include Post Code: Broadmayne first school
Knighton Lane
Broadmayne
Dorchester
DT2 8PH

* I will access
emails over the
holidays *

Amount of Grant Requested: any kind donation

Reason for application and use of funds if so awarded:

We are fundraising for a defibrillator for the school. This will be kept in a heated cabinet outside school so it can be accessed by the community at all times. We will also need to raise funds for a 'kitty' to ensure stocked up. We will be doing first aid training for children + staff / parents.

I attach the latest Annual Accounts/ Audited Annual Accounts for the organisation or society.

Condition of existing seats: 17 July 2019

As part of the seat project, it was suggested that it would be possible to replace the worn/damaged slats in existing seats with slats made of recycled materials. I raised this with Green Scheme Solutions, the company providing and installing the new seats, and they said it was something they could do. I subsequently carried out a survey of all nine seats to ascertain which are most in need of such replacements and which will not therefore require future maintenance. Green Scheme Solutions will give an estimate for doing this when they come to install the new seats.

Seat 1: near junction of Chalky Road with Martel Close

This seat is fully exposed to the weather and the most recent treatment has not lasted well. I recommend that the slats be replaced on this seat.

Seat 2: at junction of Chalky Road with Woodlands

Again, this seat is fully exposed to the weather and the most recent treatment has not lasted well. I recommend that the slats be replaced on this seat. There is a potential problem though in that there is a small plaque on this seat which reads "In memory of Stanley Walton" which is screwed on to the top back slat. I don't know if it will be possible to affix this to a recycled plastic slat and will ask the company. If it can't be put on to the new slats then we will have to try to find out if anyone remembers Mr Walton and if they would mind it being moved to say, the seat in the church yard (near the war memorial).

Seat 3: Broadmead

This seat has weathered its latest treatment better than the previous two and probably only needs another treatment.

Seat 4: in church yard (near war memorial)

This seat is in a good condition and requires no action at present.

Seat 5: in children's play area (nearest Chalky Road entrance)

The most recent treatment has lasted well but the seat needs washing down as it is covered with bird excrement, being located under trees.

Seat 6: in children's play area (furthest from Chalky Road entrance)

Again, the most recent treatment has lasted well but the seat needs washing down as it is covered with bird excrement, being located under trees. There is some slight

damage to the top back slat but I don't think it warrants all of the slats being changed at the moment. I could ask the company about replacing a single slat in this instance.

Seat 7: in playing field

The most recent treatment has lasted well but could do with a wash (not as dirty as the other two though).

Seat 8: in village hall car park

At least one slat is loose and damaged, most recent treatment has lasted better than in the case of seats 1 and 2 (above) but I would suggest that this one does warrant complete refurbishment with recycled plastic slats.

Seat 9: Knighton Lane

This seat is in a good condition and requires no action at present (it the newest of the village seats). I am very pleased to be able to report that a kind person or persons have tidied up the area around this seat (the concrete slab was covered in leaf mould) and cleaned the seat.

My recommendation is therefore that we get an estimate for the replacement (including fixing) of all the slats in seats 1, 2 and 8 and a single slat in seat 6. Depending on the price, consideration might also be given to replacing the slats on seat 3 in preference to getting it re-treated. We should also arrange for seats 5, 6 and 7 to be washed.

Janet Davis

E-mail received from Dorset Council

Dear Clerks,

Dorset Council is required by law to review all polling district, polling places and polling stations in the Dorset Council area by 31 January 2020.

The electoral register for Dorset Council is divided into approximately 400 local areas (polling districts) and by law every polling district must be assigned a polling place where electors can go to vote. Around 320 buildings are used as polling stations by Dorset Council with most being village and church halls, schools and community centres. This review aims to ensure that voting arrangements for future elections suit the needs of electors in each area, so that electors have access to reasonable facilities for voting.

The Council is consulting the public to seek their comments on the suitability of the polling station where they voted in person on 2 May. The Council is also consulting members of Dorset Council and local political parties.

The review starts today and the first round of consultation ends on **27 August 2019**. We would very much welcome the views of parish and town councils.

The consultation document and information about the current polling arrangements are available online: <https://www.dorsetcouncil.gov.uk/councillors-committees-elections/elections-and-voting/polling-arrangements-review.aspx>

Please note that no changes can be made to existing ward or parish boundaries during this review and that any recommendations need to be in alignment with existing parliamentary constituency, ward and parish boundaries.

Kind regards

Kirsty Riglar

Democratic and Electoral Services Manager

Legal and Democratic Services

Dorset Council

Review of Standing Orders

1. Broadmayne's Standing Orders have not been reviewed since 2015 and since that time NALC has issued new Model Standing Orders and there have been some changes in legislation which impact on the running of Parish and Town Councils. A review of the Standing Orders is therefore appropriate.

2. The NALC model can be viewed on the NALC website:
<http://www.nalc.gov.uk/member-login>

Once on the site you will need to log on using the following details:

User id: 'dorsmember'; password 'unoru10'.

You then need to go to Publications, then Templates, then Model Standing Orders [England] July 2019.

3. If you look at the NALC model you will see that they have re-ordered the provisions quite substantially. It is not necessary to follow the model word-for-word or in sequence. The exception to this is those Standing Orders which contain legal and statutory requirements (these are shown in bold in both the model and in Broadmayne's existing standing orders). In these instances, NALC recommends that they be adopted without change.

4. In my view, Broadmayne's existing Standing Orders (all Councillors should have a copy of these) follow a more logical sequence than those in the model and unless Councillors instruct otherwise, I recommend that the present order be retained but that I check that the legal and statutory requirements which the NALC model now shows are incorporated (for example, I know that provisions relating to the recording of meetings, and GDPR need to be put in).

5. I therefore suggest the following:

(i) During August Councillors look at the NALC model and consider my suggestion.

(ii) At the September meeting you decide whether you want proceed with a simple update (as suggested at (4) above), or whether you would prefer to adopt the NALC model more exactly (although that would still require some tailoring to meet Broadmayne Parish Council's specific requirements).

(iii) During September (and October if necessary) I work on the revision of the Standing Orders with a view to them being adopted at the next meeting as appropriate.

Janet Davis
July 2019