



## GILLINGHAM TOWN COUNCIL

The Town Hall, School Road, Gillingham, Dorset SP8 4QR  
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# PLANNING COMMITTEE

Minutes of the **Interim Planning Committee** held on **Monday 23<sup>rd</sup> April 2019 commencing** at 8.20pm in The Jubilee Room, Town Hall, School Road, Gillingham.

**These minutes do not constitute a true record until ratified by Full Council.**

**Present:** Cllr D Walsh (Chairman)  
Cllr Mrs V Potheary (Deputy Chairman),  
Cllr R Evill, Cllr A Frith, Cllr M Gould, Cllr Mrs S Hunt,  
Cllr Miss N Purkis and Cllr Von Clemens.

**Press and Public:** There were five members of the public present.  
There was one member of the press present.

**In attendance:** Mrs Claire Ratcliffe, Deputy Town Clerk.

### 696. To receive apologies for absence.

Apologies were received from Cllr Mrs Beckley, Cllr Mrs Cullingford and Cllr Robinson. The Chairman informed the meeting of the reasons for the apologies. The reasons were duly recorded in the attendance register.

Cllr Mrs Potheary proposed that **“the apologies received from Cllr Mrs Beckley, Cllr Mrs Cullingford and Cllr Robinson were accepted”**. Cllr Frith seconded, and the vote was unanimous. **RESOLVED.**

### 697. Questions:

There were no questions.

### 698. Declarations of Interest

*Members are reminded of their obligations to declare their interests in the following items and to indicate the action they will be taking when the item is considered as per the National Association of Local Councils (NALC) Model Code of Conduct which has been prepared to comply with the requirements of Section 27 of the Localism Act 2011.*

There were no pecuniary declarations of interest.

## 699. Planning Applications

### a. Application No: 2/2019/0387/FUL

**Proposed:** Erect steel frame agricultural barn for storing implements and feed.

**Location:** Milton Farm Cottage, Milton-on-Stour to Wavering Lane - Road, Milton-on- Stour, SP8 5PX

Two members of the public were invited to speak. Both members of the public raised concerns and objections to the application.

Following a discussion and consideration of the correspondence received, Cllr Mrs Pothecary proposed that **"Gillingham Town Council objects to the application on the same grounds as the previous application for a barn at Milton Farm Cottage"** Cllr Von Clemens seconded, the vote was unanimous. **RESOLVED**

Gillingham Town Council objects to the application for the following reasons:

- The application is contrary to Policy 20 of the North Dorset Local Plan Part One which states "Development in the countryside outside defined settlement boundaries will only be permitted if: for any other type of development, it can be demonstrated that there is an overriding need for it to be located in the countryside". Insufficient information has been provided to justify a need for the barn.
- The proposed barn is out of scale with its surroundings and will have a poor relationship with neighbouring properties. The size and scale will have an overbearing and damaging effect upon the present outlook from habitable rooms and gardens of the neighbouring properties. By reason of its scale, bulk and position, which would be tight up to the site boundary, the proposal will have an unacceptable overbearing effect to the occupants of the neighbouring property, Sandsfoot Mead, thus jeopardising residential amenity.
- The proposed barn will be dominant and over-bearing and will result in a development which will be visually damaging to the Conservation Area and the neighbouring Listed Buildings of The Old House (List Entry 1324590), the Barn South East of the Old House (List entry No. 1110260) and Milton Farm Cottage which is an undesignated heritage asset.
- The proposed barn will overly urbanise the site and will not preserve or enhance the character or appearance of the Conservation area. The proposal is therefore contrary to Policy 5 of the North Dorset Local Plan Part 1.
- The proposed barn would be an assertive feature in the countryside and this visual intrusion would lead to substantial harm to the character and appearance of the surrounding rural landscape. The barn would dominate the views currently enjoyed by users of Footpath No. 63 and be detrimental to the view in to and out of the Conservation Area. The proposed barn would also significantly erode the rural qualities of the local landscape and it would contribute to the suburbanisation of the surrounding countryside.
- As presented, the application is contrary to Policy 4 of the North Dorset Local Plan which states that applicants should clearly demonstrate that the impact on the landscape has been mitigated.

**699. Planning Applications continued**

- The proposal constitutes an over development of the site.
- The proposed development will have a negative effect on the habitat of the wildlife including birds, butterflies, great crested newts, fish and otters. The proposal will also have a detrimental effect on an active badger-set. The proposed track will run along the riverbank and be detrimental to the habitat of Water Voles which are protected in the UK under the Wildlife and Countryside Act, 1981, and classified as a Priority Species in the UK Biodiversity Action Plan.
- The proposal will result in an increased risk of contamination to the river, as large machinery will have to navigate a narrow track between the river and the cottage.
- The proposed barn and associated hard-standing will exacerbate flooding and result in an increase flood risk to Milton Farm Cottage and other neighbouring properties.
- The proposal to store agricultural machinery will result in an increase in traffic movement which in turn will increase the danger to pedestrians using the public right of way, Footpath No. 63.
- Larger machinery and implements will be unable to access the site safely.
- The access track will need to be hard-surfaced which will be visually detrimental to the character of the Conservation Area and will adversely affect the setting of Milton Farm Cottage and the red-brick river bridge, which is considered to be a local landmark and undesignated heritage asset by local residents.

**b. Application No: 2/2019/0304/FUL**

**Proposed:** Erect agricultural barn for the storage of machinery, implements and feed.

**Location:** Milton Farm Cottage, Milton-on-Stour to Wavering Lane - Road, Milton-on Stour, SP8 5PX

One member of the public was invited to speak. Concerns and objections to the application were raised.

Following a discussion and the consideration of objections received, Cllr Walsh proposed that "**Gillingham Town Council objects to the application for the same reasons given for application No. 2/2019/0387/FUL.**" Cllr Mrs Hunt seconded, the vote was unanimous. **RESOLVED**

**c. Application No: 2/2019/0301/HOUSE**

**Proposed:** Erect two storey rear extension (demolish existing single storey extension).

**Location:** West End House, Huntingford Road, Huntingford, SP8 5QQ

Following a discussion, Cllr Mrs Hunt proposed that "**Gillingham Town Council has no objections to the application as the proposed extension will enhance the property further and will not be detrimental to the site or to neighbouring properties.**" Cllr Evill seconded, the vote was unanimous. **RESOLVED**

**699. Planning Applications continued**

**d. Application No: 2/2019/0220/FUL**

**Proposed:** Change of use to beauty, cosmetic tattooing and skin care salon.

**Location:** Coachmans Corner, The Square, Gillingham, SP8 4AY

Following a discussion, Cllr Mrs Potheary proposed that "**Gillingham Town Council supports the application as the proposed business, being a mixture of retail and service provision with a potential to develop repeat business, will help to promote this quiet area of town.**" Cllr Mrs Hunt seconded, the vote was unanimous. **RESOLVED**

**700. To consider an application to divert Footpath 50, Gillingham at Gillingham Sewage Treatment Works, under section 257 of the Town and Country Planning Act 1990.**

Following a discussion, Cllr Evill proposed that "**the proposed footpath diversion for footpath no. 50 (Gillingham Sewage Works) should be recommended for approval**". Cllr Mrs Hunt seconded, and the vote was unanimous. **RESOLVED.**

**Closure.** The meeting closed at 8.55pm