



**GILLINGHAM TOWN COUNCIL**

The Town Hall  
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 GILLINGHAM  
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## PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on Monday, 20<sup>th</sup> May 2019, at 7.55pm in the Jubilee Room, Town Hall, Gillingham, Dorset.

**Present**

Cllr Valarie Potheary (Chairman)	Cllr John Robinson
Cllr Rupert Evill (Deputy Chairman)	Cllr Roger Weeks
Cllr Alan Firth	Cllr Barry Von Clemens
Cllr Mike Gould	
Cllr Paul Harris	

Please note: Due to uncontested seats following the election on 2<sup>nd</sup> May 2019, there are currently three councillor vacancies on this committee.

**In Attendance**

Town Clerk: Julie Hawkins

**Press and Public**

Press: Michael Streeter, Gillingham and Shaftesbury News

Public: 2 members of the public

Minute no,	
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<b>001</b>	<b>To receive apologies for absence.</b>
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	Apologies were received from Cllr Sharon Cullingford for personal reasons. It was agreed and <b>RESOLVED</b> that the apology for absence received from Cllr Cullingford, was accepted.
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<b>002</b>	<b>To approve the minutes of the last meeting held on Monday 23 April 2019.</b>
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	It was agreed and <b>RESOLVED</b> to approve the minutes of the Planning Committee meeting held on Monday, 23 <sup>rd</sup> April 2019. The minutes were duly signed as a correct record.
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<b>003</b>	<b>To receive questions pertinent to the previous meeting.</b>
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	There were no questions.
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<b>004</b>	<b>To receive declarations of interest. <u>Please note:</u> members are required to comply with the requirements of the Localism Act 2011, section 27, disclosable pecuniary interests.</b>
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	There were no declarations of disclosable pecuniary interests.
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<b>005</b>	<b>To receive Terms of Reference for the Planning Committee as approved at the Annual Council meeting held on 13 May 2019.</b>
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	The Terms of Reference for the Planning Committee had already been circulated with the minutes of the Annual Council meeting. It was <b>RESOVLED</b> to officially receive the Terms of Reference for the Planning Committee approved at the Annual Council meeting held on Monday, 13 <sup>th</sup> May 2019.
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<b>006</b>	<b>To receive, consider and approve the Terms of Reference for sub committees and task and finish groups reporting to the Planning Committee.</b>
	<p>The draft Terms of Reference for sub-committees and the task and finish groups reporting to the Planning Committee were circulated prior to the meeting. Please refer to Appendix A.</p> <p>It was agreed and <b>RESOLVED</b> to approve the draft Terms of Reference for the sub-committees and the task and finish groups reporting to the Planning Committee.</p>
<b>007</b>	<b>To review the sub-committees and task and finish groups reporting to the Planning Committee and to agree their membership and lead member.</b>
(a)	<p>Conservation Area (sub-committee)</p> <p>It was agreed and <b>RESOLVED</b> that Agenda Item 7 is deferred until the councillor vacancies are filled.</p>
<b>008</b>	<b>To receive, consider and agree the Planning Protocol Document for the Planning Committee.</b>
	<p>A copy of the Planning Protocol Document for the Planning Committee was circulated with the agenda prior to the meeting. Please refer to Appendix B.</p> <p>It was agreed and <b>RESOLVED</b> to approve the Planning Protocol Document for the Planning Committee, as circulated.</p>
<b>009</b>	<b>To receive Decision Notices for planning applications from Dorset Council, as follows:</b>
(a)	<p><b>Application No:</b> 2/2019/0230/HOUSE  <b>Proposal:</b> Erect chimney to north west elevation.  <b>Location:</b> Squirrels Dray, Bowridge Hill, Gillingham, Dorset SP8 5QS  <b>APPROVED</b></p>
(b)	<p><b>Application No:</b> 2/2019/0227/FUL  <b>Proposal:</b> Install Biomass heating system flue on existing unit, erect shed (retrospective).  <b>Location:</b> Unit 27, Brickfields Industrial Estate, Gillingham, Dorset SP8 4LT  <b>APPROVED</b></p>
(c)	<p><b>Application No:</b> 2/2019/0063/FUL  <b>Proposal:</b> Application for change of use of offices (B1) to nursery (D1) for the entire building.  <b>Location:</b> Chantry House Day Nursery, Brickfields Industrial Estate, Gillingham, SP8 4LT  <b>APPROVED</b></p>
(d)	<p><b>Application No:</b> 2/2019/0171/FUL  <b>Proposal:</b> Erect agricultural building (demolish existing building).  <b>Location:</b> Bloomers Farmhouse, Bay Road, Gillingham, SP8 5QR  <b>APPROVED</b></p>

(e)	<p><b>Application No:</b> 2/2019/0115/LBC  <b>Proposal:</b> Remove and replace structurally deficient roof structure; replace slates with natural Welsh slates, reformed Code 4 and 5 lead flashings and carry out associated external alterations (regularisation of works).  <b>Location:</b> Knapp House, Wyke Road, Gillingham, Dorset SP8 4NQ  <b>APPROVED</b></p>
(f)	<p><b>Application No:</b> 2/2019/0304/FUL  <b>Proposal:</b> Erect agricultural barn for the storage of machinery, implements and feed.  <b>Location:</b> Milton Farm Cottage, Milton-on-Stour to Wavering Lane - Road Milton-on-Stour, SP8 5PX  <b>REFUSED</b></p>
(g)	<p><b>Application No:</b> 2/2019/0387/FUL  <b>Proposal:</b> Erect steel frame agricultural barn for the purpose of storing implements and feed.  <b>Location:</b> Milton Farm Cottage, Milton-on-Stour to Wavering Lane - Road Milton-on-Stour, SP8 5PX  <b>REFUSED</b></p>
<b>010</b>	<b>To receive and consider planning applications, as follows:</b>
(a)	<p><b>Application no:</b> 2/2019/0392/HOUSE  <b>Proposal:</b> Install 2 no. windows to south east elevation; enlarge existing window on south west elevation.  <b>Location:</b> Westbrook Cottage, Dry Lane, Gillingham, Dorset SP8 5DR</p>
	<p>It was agreed and <b>RESOLVED</b> to recommend APPROVAL for planning application no. 2/2019/0392/HOUSE for the following reasons:</p> <ul style="list-style-type: none"> <li>• The 2 no. windows to the south-east elevation will enhance the property;</li> <li>• the materials will match, and</li> <li>• the proposals will have no adverse effect on neighbouring properties.</li> </ul>
(b)	<p><b>Application No:</b> 2/2019/0394/HOUSE  <b>Proposal:</b> Erect single and two storey extensions.  <b>Location:</b> Bramley Farm, Langham Lane, Gillingham, Dorset SP8 5NT</p>
	<p>The Chairman explained that due to IT difficulties at Dorset Council there had been insufficient time to consider this application and therefore recommended that the item was deferred until the interim Planning Committee meeting.</p> <p>It was agreed and <b>RESOLVED</b> that application 2/2019/0394/HOUSE is deferred until the interim Planning Committee meeting to be held on Tuesday, 28th May.</p>
(c)	<p><b>Application No:</b> 2/2019/0433/HOUSE  <b>Proposal:</b> Erect single storey extension and increase height of front boundary wall (demolish existing single storey extension and porch).  <b>Location:</b> White Hill Cottage, Shaftesbury Road, Forest Deer, Gillingham, Dorset SP8 5QL</p>
	<p>The Chairman explained that due to IT difficulties at Dorset Council there had been insufficient time to consider this application and therefore recommended that the item was deferred until the interim Planning Committee meeting.</p> <p>It was agreed and <b>RESOLVED</b> that application 2/2019/0433/HOUSE is deferred until the interim Planning Committee meeting to be held on Tuesday, 28th May.</p>

(d)	<p><b>Application No:</b> 2/2019/0455/VARIA  <b>Proposal:</b> Erect 1 no. dwelling with attached garage and create 4 No. parking spaces. (Variation of Condition No. 2 of Planning Permission No. 2/2017/0928/FUL to substitute Drawing No. 1958-2A with Drawing No. 1958-10 to amend scheme to include new garage and conversion of existing).  <b>Location:</b> Land at E 380183 N 126087, Common Mead Lane, Gillingham, Dorset</p>
	<p>The Chairman explained that due to IT difficulties at Dorset Council there had been insufficient time to consider this application and therefore recommended that the item was deferred until the interim Planning Committee meeting.</p> <p>It was agreed and <b>RESOLVED</b> that application 2/2019/0455/VARIA is deferred until the interim Planning Committee meeting to be held on Tuesday, 28th May.</p>
(e)	<p><b>Application No:</b> 2/2019/0427/VARIA  <b>Proposal:</b> Erect bungalow. (Removal of Condition no. 1 of Planning Permission B513103 to remove the agricultural tie associated with the dwelling).  <b>Location:</b> Conifers, Bowridge Hill, Gillingham, SP8 5QS</p>
	<p>The Chairman explained that due to IT difficulties at Dorset Council there had been insufficient time to consider this application and therefore recommended that the item was deferred until the interim Planning Committee meeting.</p> <p>It was agreed and <b>RESOLVED</b> that application 2/2019/0427/VARIA is deferred until the interim Planning Committee meeting to be held on Tuesday, 28th May.</p>
(f)	<p><b>Application No:</b> 2/2019/0468/VARIA  <b>Proposal:</b> Erect double garage and store with residential annexe above. (Removal of condition No. 3 from planning permission 2/2002/0038 to allow the annexe to be used for holiday accommodation).  <b>Location:</b> Ridge Hill Farm Annexe, Huntingford Road, Huntingford, Dorset SP8 5QQ</p>
	<p>It was agreed and <b>RESOLVED</b> to recommend APPROVAL for planning application no. 2/2019/0468/VARIA subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• The accommodation shall be used solely for holiday letting and shall not be used for the purpose of providing permanent residential accommodation;</li> <li>• The accommodation shall not be let to any individual or group of individuals for any period which exceeds 28 consecutive days and there shall be no return by any such party within a further 28 days;</li> <li>• A register of occupancy shall be kept and shall be made available to the Local Planning Authority following a written request;</li> <li>• The accommodation shall only be used for holiday accommodation and shall not be sold off separately.</li> </ul>
(g)	<p><b>Application No:</b> 2/2019/0462/FUL  <b>Proposal:</b> Erect 1 no. dwelling.  <b>Location:</b> Barn and Workshop at Two Counties Farm, Shaftesbury Road, Gillingham, Dorset</p>
	<p>It was agreed and <b>RESOLVED</b> to recommend APPROVAL for planning application no. 2/2019/0462/FUL for the following reasons:</p> <ul style="list-style-type: none"> <li>• Residential use has previously been approved under a Class Q prior notification order;</li> <li>• the proposed dwelling is of a comparable height and footprint to the existing barn;</li> <li>• the proposed dwelling will be an improvement on the existing barn.</li> </ul>

(h)	<p><b>Application No:</b> 2/2019/0487/VARIA  <b>Proposal:</b> Change of use and conversion of 1 no. agricultural building (southern barn) into 1 No. dwelling (Class C3). (Variation of Condition No. 1 of Planning Permission 2/2017/0989/AGDWPA to change the roof material and add 2 No. windows to north elevation and 1 No. window on the west elevation, supersede Drawing Nos. 2017301 and 2017302 with Drawing Nos. 1379-02 and 1379-03.  <b>Location:</b> Bowridge Hill Farm, Bowridge Hil, Gillingham SP8 5QS</p>
	<p>The Chairman explained that due to IT difficulties at Dorset Council there had been insufficient time to consider this application and therefore recommended that the item was deferred until the interim Planning Committee meeting.</p> <p>It was agreed and <b>RESOLVED</b> that application 2/2019/0487/VARIA is deferred until the interim Planning Committee meeting to be held on Tuesday, 28th May.</p>
(i)	<p><b>Application No:</b> 2/2019/0570/HOUSE  <b>Proposal:</b> Erect single storey front extension.  <b>Location:</b> 8 Sorrel Way, Gillingham, SP8 4TP</p>
	<p>It was agreed and <b>RESOLVED</b> to recommend APPROVAL for planning application no. 2/2019/0570/HOUSE for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed materials will match and the extension will be in keeping with the property;</li> <li>• the proposed extension will not have an adverse effect on neighbouring properties.</li> </ul>
(j)	<p><b>Application No:</b> 2/2019/0613/HOUSE  <b>Proposal:</b> Erect two storey extension (demolish existing conservatory).  <b>Location:</b> Wyke Cottage, Wyke Road, Gillingham, SP8 4NH</p>
	<p>The Chairman explained that due to IT difficulties at Dorset Council there had been insufficient time to consider this application and therefore recommended that the item was deferred until the interim Planning Committee meeting.</p> <p>It was agreed and <b>RESOLVED</b> that application 2/2019/0613/HOUSE is deferred until the interim Planning Committee meeting to be held on Tuesday, 28th May.</p>
(k)	<p><b>Application No:</b> 2/2019/0597/FUL  <b>Proposal:</b> Install 5 no. Velux style roof windows in place of dormer windows.  <b>Location:</b> Paws Claws and Jaws, High Street, Gillingham, Dorset SP8 4AA</p>
	<p>It was agreed and <b>RESOLVED</b> to recommend APPROVAL for planning application no. 2/2019/0597/FUL for the following reason:</p> <ul style="list-style-type: none"> <li>• The installation of 5 no. Velux style roof windows will not have an adverse effect on neighbouring properties and will enhance the property.</li> </ul>
<b>011</b>	<p><b>To receive and consider information regarding Rights of Way in Gillingham.</b></p>
	<p>The Town Clerk referred to a previous application to divert Footpath No. N64/34 and informed members that following the concerns raised by the town council the following response has been received from the developer:</p> <p><b><i>"The 'desire line' between X and Y</i></b>  <i>The approved landscaping scheme at this junction/access to the site includes the planting of three 'heavy standard' trees (Silver Birch and Hornbeam) and a bund in this location. This is shown on the approved landscaping plan (Detailed Planting Plan Sheet 1 of 3 ref JSL2321_511C). This may deter shortcutting in this area.</i></p>

	<p><b>Route between C and F</b></p> <p><i>This route was considered as part of the reserved matters by the Council. Boundary treatments have been approved by the Council in this location to include a 1.8m brick wall to the rear gardens of plots 30 and 31. This is marked red on the approved plan (Hardworks Plan 1 of 2 ref JSL2321_211B). These plots have been designed and planned to provide openness to the majority of this 2m wide route with the robust enclosure provided by walls to provide security to these rear gardens."</i></p> <p>Following a discussion, it was agreed and <b>RESOLVED</b> that a response is sent expressing the council's disappointment and reminding the developer of the Gillingham Neighbourhood Plan's commitment to good connectivity.</p>
<b>012</b>	<b>To receive and consider reports from the following task and finish group, if available:</b>
(a)	Conservation Area – There was no report available this month.
<b>013</b>	<b>To receive notification from Dorset Council of a Modified Version of the Pre-Submission Draft Mineral Sites Plan (May 2019). Further information available via the following link: <a href="http://consult.dorsetforyou.com/portal/modified_mineral_sites_plan">http://consult.dorsetforyou.com/portal/modified_mineral_sites_plan</a>.</b>
	The information was noted. There were no comments.
<b>014</b>	<b>To receive matters pertinent to this meeting. Please note: Members are advised that inclusion of any item is at the Chairman's discretion and that a council cannot lawfully decide upon any matter which is not specified in the summons (agenda).</b>
	There were no matters pertinent to this meeting.
<b>There being no other business on the agenda, the meeting closed at 8.45pm</b>	
<b>Signed:</b> _____	<b>Date:</b> 17 <sup>th</sup> June 2019
Chairman of Planning Committee, Cllr Valarie Potheary	
<b>PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.</b>	