



**GILLINGHAM TOWN COUNCIL**

The Town Hall  
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## PLANNING COMMITTEE

The minutes of the **Planning (interim) Committee** meeting held on **Monday, 28<sup>th</sup> May 2019**, at 8.20pm in the Jubilee Room, Town Hall, Gillingham, Dorset.

**Present**

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

**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>015</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 **RESOLVED** that the apology for absence received from Cllr Cullingford, was accepted.

<b>016</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 declared.

<b>017</b>	<b>To receive and consider planning applications, as follows:</b>
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(a)	<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
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It was agreed and **RESOLVED** to recommend APPROVAL for planning application no. 2/2019/0394/HOUSE for the following reasons:

- there will be no adverse effect to neighbouring properties, and
- members are unaware of any planning reasons on which the application can be refused.

(b)	<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
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	<p>It was agreed and <b>RESOLVED</b> to recommend APPROVAL for planning application no. 2/2019/0433/HOUSE for the following reasons:</p> <ul style="list-style-type: none"> <li>• the proposed extension will be subservient to the main dwelling;</li> <li>• the proposed materials will match, and</li> <li>• the proposed extension has been sympathetically designed.</li> </ul>
(c)	<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>It was agreed and <b>RESOLVED</b> to recommend REFUSAL for planning application no. 2/2019/0455/VARIA for the following reasons:</p> <ul style="list-style-type: none"> <li>• the proposal will result in an un-neighbourly development;</li> <li>• overlooking will result in a loss of privacy to neighbouring properties;</li> <li>• the close proximity to the neighbouring properties will result in a loss of light;</li> <li>• the proposals are considered to be an overdevelopment of the site, and</li> <li>• the proposals will result in a loss of amenity to neighbours.</li> </ul>
(d)	<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>It was agreed and <b>RESOLVED</b> to recommend REFUSAL for application no. 2/2019/0427/VARIA for the following reasons:</p> <ul style="list-style-type: none"> <li>• Insufficient evidence has been supplied by the applicant to justify the reasons for the removal of the agricultural tie, and</li> <li>• viable agricultural businesses rely on affordable accommodation for agricultural workers and the loss of an agricultural workers dwelling will have an adverse effect on the rural economy.</li> </ul>
(e)	<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 Hill Gillingham SP8 5QS</p>
	<p>It was agreed and <b>RESOLVED</b> to defer application no. 2/2019/0487/VARIA until the Planning Committee meeting scheduled for Monday 10th June in order to obtain further information.</p>
(f)	<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>It was agreed and <b>RESOLVED</b> to recommend REFUSAL for application no. 2/2019/0613/HOUSE for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is considered to be overbearing;</li> <li>• the proposed two storey extension detracts from the main building;</li> <li>• the design is not in keeping with the character of the Conservation Area;</li> <li>• the proposed irregular ridge-line is considered to be damaging to the character of the property.</li> </ul>

	<b>To receive matters pertinent to this meeting. <u>Please note:</u> 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>
	Cllr Griffin asked whether permission has been granted for a mobile home at Deer Leap Farm. The Chairman informed the meeting that an application for the retention of the existing mobile home has been granted; however the permission is limited to a period of 3 years expiring on 1st May 2022.
<b>There being no other business on the agenda, the meeting closed at 9.20pm</b>	
<b>Signed:</b> _____	<b>Date:</b> 10 <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>	