



GILLINGHAM TOWN COUNCIL

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PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday, 10th June 2019**, at 7.30pm in the Jubilee Room, Town Hall, Gillingham, Dorset.

Present

Cllr Val Potheary (Chairman)	Cllr Paul Harris
Cllr Rupert Evill (Deputy Chairman)	Cllr John Robinson
Cllr Alan Frith	Cllr Barry Von Clemens
Cllr Dennis Griffin	Cllr Roger Weeks
Cllr Keith Wareham	Cllr Sharon Cullingford

In Attendance

Town Clerk: Julie Hawkins

Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News

Public: 23 members of the public

Minute no,

018	To receive apologies for absence.
	Apologies were received from Cllr Mike Gould. It was agreed and RESOLVED that the apology for absence received from Cllr Gould, was accepted.
019	To approve the minutes of the meeting held on Monday, 20th May 2019 and the interim meeting held on Tuesday, 28th May 2019.
	It was agreed and RESOLVED to approve the minutes of the meeting held on Monday, 20 th May 2019 and the interim meeting held on Tuesday, 28 th May 2019.
020	To receive questions pertaining to the previous meeting.
	There were no questions.
021	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.
	There were no declarations of disclosable pecuniary interests declared.
022	To receive Decision Notices for planning applications from Dorset Council, as follows:
a.	Application No: 2/2019/0025/VARIA Date Registered: 9 January 2019 Location of Development: Lower Langham Barn, Langham Lane, Gillingham, Dorset, SP8 5NU Description of Development: Convert redundant farm buildings into 1 No. work home (comprising dwelling, offices & storage), 6 No. offices, modify vehicular and pedestrian access and form car parking (demolish existing farm buildings). Removal of condition No. 10 from Application No. 2/2005/0794 - Occupancy of residential

	<p>accommodation limited to persons directly employed in the businesses in associated workshops/offices. GRANTED</p>
b.	<p>Application No: 2/2019/0026/VARIA Date Registered: 9 January 2019 Location of Development: Lower Langham Barn, Langham Lane, Gillingham, Dorset, SP8 5NU Description of Development: Change of use from agricultural building to live work unit (Class C3) and erect 1 No. link building. Removal of condition 9 from Application Number: 2/2007/1028 - Occupancy of residential accommodation limited to persons directly employed in the businesses in associated workshops/offices. GRANTED</p>
c.	<p>Application No: 2/2019/0242/HOUSE Date Registered: 25 March 2019 Location of Development: 12 Highgrove, Gillingham, Dorset, SP8 4SA Description of Development: Erect a single storey front extension and erect single storey extension to garage. GRANTED</p>
d.	<p>Application No: 2/2018/1724/FUL Date Registered: 20 March 2019 Location of Development: 24 Wren Place, Gillingham, SP8 4WE Description of Development: Change of use from detached garage (part section only) to hairdressing salon and associated external alterations (retrospective). GRANTED</p>
e.	<p>Application No: 2/2019/0301/HOUSE Date Registered: 10 April 2019 Location of Development: West End House, Huntingford Road, Huntingford, SP8 5QQ Description of Development: Erect two storey rear extension (demolish existing single storey extension). GRANTED</p>
f.	<p>Application No: 2/2019/0392/HOUSE Date Registered: 18 March 2019 Location of Development: Westbrook Cottage, Dry Lane, Gillingham, Dorset, SP8 5DR Description of Development: Install 2 No. windows to south east elevation; enlarge existing window on south west elevation. GRANTED</p>
023	To receive and consider planning applications, as follows:
a.	<p>Application No: 2/2019/0487/VARIA (Deferred from the meeting held on 28th May 2019) Proposal: 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. Location: Bowridge Hill Farm, Bowridge Hill, Gillingham, SP8 5QS</p>
	<p>It was agreed and RESOLVED to recommend APPROVAL for application no. 2/2019/0487/VARIA as members are unaware of any sustainable planning reasons on which to refuse the application.</p>
b.	<p>Application No: 2/2019/0533/FUL Proposal: Erect detached dwelling and form vehicle and pedestrian access with associated parking and turning area. Location: Hedgewall, Bay Lane, Gillingham, SP8 4ER</p>
	<p>It was agreed and RESOLVED to recommend REFUSAL for application no. 2/2019/0533/FUL for the same reasons given for refusal of the previous application, as follows:</p>

	<p>"1. The proposal, by reason of the excessive size and scale of the proposed dwelling in relation to the site, tight to the lane, would result in a cramped and constrained form of development, out of character with the prevailing loose knit and open character of the Lane, which is recognised by the Neighbourhood Plan and Town Design Statement, as having a special semi-rural and open character. As such, it is contrary to the Policies 7, 24 and 25 of the North Dorset Local Plan Part 1 (2011-2031), paragraph 130 of the Neighbourhood Plan and the National Planning Policy Framework (2019).</p> <p>2. The development would result in an unneighbourly form of development to the existing adjacent properties which would be compromised by overlooking and overbearing as a result of the development and would offer limited and inappropriate external outside amenity space and is therefore contrary to North Dorset Local Plan Part 1 (2011-2031) Policies 7, 24 and 25 and the National Planning Policy Framework (2019)."</p>
c.	<p>Application No: 2/2019/0524/FUL Proposal: Erect 1 No. dwelling, create 4 No parking spaces and turning area. New dwelling house with attached double garage, parking and turning area. Location: Ham Cottage, Cole Street Lane, East Stour, Gillingham, SP8 5JQ</p>
	<p>It was agreed and RESOLVED to recommend APPROVAL for application no. 2/2019/0524/FUL subject to the conditions recommended by the Tree Officer.</p> <p>Approval is recommended for the following reasons:</p> <ul style="list-style-type: none"> • There is adequate room on the site for the proposed dwelling. • There will be no windows overlooking the neighbouring property. • The design is in keeping with the area. • The proposed dwelling will not be overbearing or un-neighbourly.
d.	<p>Application No: 2/2019/0559/FUL Proposal: Demolish existing garage and workshop. Erect 5 No. dwellings and provide parking. Location: Forge Garage, Back Lane, Milton-on-Stour, SP8 5PZ</p>
	<p>It was agreed and RESOLVED to recommend REFUSAL for application no. 2/2019/0559/FUL for the following reasons:</p> <p><i>Gillingham Town Council supports the following concerns raised by the Highway Authority:</i></p> <ul style="list-style-type: none"> • <i>Figure 3.1b appears to show railings sited along the frontage of the site on the edge of the carriageway – this is not acceptable as they need to be set back at least 750mm from the road edge to ensure that they will not be struck by overhanging items on vehicles. These railings are not shown on the submitted site plan. Neither is the existing grass verge.</i> • <i>No detail has been provided regarding the fencing that will be provided around the sites.</i> • <i>The three dwellings proposed to replace the garage structure have front doors that open directly onto the highway with no safe pedestrian refuge. It is also likely that on-street parking will occur immediately adjacent to these properties, narrowing the lane and making it difficult for vehicles to pass. The porches look like they will overhang the highway which is obviously unacceptable.</i> • <i>The parking space provide for Plot 1 is poorly positioned in terms of both accessibility, due to its angle in relation to the highway, and visibility (for vehicles approaching it around the bend) and is not acceptable in highway safety terms.</i> • <i>No provision has been made for refuse collection or bin storage.</i>

	<ul style="list-style-type: none"> • <i>The parking areas adjacent to Plots 4 and 5 is sub-standard. The two spaces to the north of Plot 4 require a 6m manoeuvring area in front of them to be able to turn in and out of the spaces. This is also the problem with the two visitor spaces to the east of parking space 3.</i> • <i>The parking provision appears to be 1 space per dwelling plus 3 visitor spaces. I would suggest that this is the bare minimum acceptable for this rural location which is highly dependent upon the use of the private motor vehicle. Car parking guidance suggests that the minimum provision is 1 space per dwelling, 2 unallocated spaces and 1 visitor space.</i> • <i>The two parking spaces to be provided for Coopers Forge should be served from the shared access to the west as they are shown too close to the adjacent road junction.</i>
e.	<p>Application No: 2/2019/0606/FUL Proposal: Change of use from agricultural land to residential curtilage (retrospective). Location: Merryfield, Wavering Lane West, Gillingham, SP8 4NR</p>
	<p>It was agreed and RESOLVED to recommend APPROVAL for application no. 2/2019/0606/FUL subject to the following conditions:</p> <ul style="list-style-type: none"> • In order to safeguard the character and appearance of the area, no garages, sheds or other outbuildings shall be erected or enlarged.
f.	<p>Application No: 2/2019/0491/FUL Proposal: Change of use from offices (Class A2) to retail shop (Class A1). Location: Gilyard Scarth Estate Agents, High Street, Gillingham, SP8 4QT</p>
	<p>It was agreed and RESOLVED to recommend APPROVAL for application no. 2/2019/0491/FUL.</p>
g.	<p>Application No: 2/2019/0460/HOUSE Proposal: Erect single storey rear extension. Location: Corner View, 6 Bay Road, Gillingham, SP8 4EF</p>
	<p>It was agreed and RESOLVED to recommend APPROVAL for application no. 2/2019/0460/HOUSE for the following reasons:</p> <ul style="list-style-type: none"> • The proposed extension is not overbearing or unneighbourly and makes good use of the land available.
024.	<p>To receive notification from Dorset Council of the following provisional Tree Preservation Order:</p> <p>Reference: TPO-612-2019 Proposal: All trees of whatever species Location: The Old House, Milton-on-Stour to Wavering Lane - Road, Milton-on-Stour, Gillingham, Dorset, SP8 5PX.</p>
	<p>Comments from the owner of the neighbouring property regarding the boundary line were noted. The committee supported the provisional Tree Preservation Order subject to neighbour's agreement of the proposed boundary line.</p>
025	<p>To receive and consider information regarding Rights of Way in Gillingham.</p>
	<p>There was nothing to report.</p>
026	<p>To review the sub-committees and task and finish groups reporting to the Planning Committee and to agree their membership and lead member.</p>
	<p>It was agreed that there is no requirement for a Conservation Area Task and Finish Group at this time.</p>

	NB. <i>Full Council will need to agree to disband the existing Working Party at the meeting scheduled for 24th June 2019.</i>
026	To receive and consider report from the following task and finish group, if available: Conservation Area.
	There was nothing to report.
027	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).
	There were no matters pertinent.
There being no other business on the agenda, the meeting closed at 8.37pm	
Signed:	Date: 8 th July 2019
	Chairman of Planning Committee, Cllr Val Potheary
PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.	