



# GILLINGHAM TOWN COUNCIL

The Town Hall, School Road, Gillingham, Dorset SP8 4QR

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## PLANNING COMMITTEE

Minutes of a meeting of the **Planning Committee** held on **Monday 8<sup>th</sup> January 2018** in **The Jubilee Room, Town Hall, School Road, Gillingham** at **7.30pm**.

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

**Members Present:** Cllr Mrs V Potheary (Deputy Chairman),  
Cllr Mrs A Beckley, Cllr Mrs S Cullingford, Cllr R Evill, Cllr A Frith,  
Cllr Mrs S Hunt, Cllr Miss N Purkis, Cllr J Robinson and Cllr B Von Clemens.

**Also Present:** **Committee Clerk:** Mrs Julie Hawkins.  
Cllr M Gould, non-member.  
8 members of the public.

**483. Apologies:** Apologies were received from Cllr D Walsh (Chairman) and Cllr S Joyce.

**484. To approve the minutes of the meeting held on Monday 4<sup>th</sup> December 2017 and the interim meeting held on Monday 18<sup>th</sup> December 2017.**

Proposed by Cllr Von Clemens, seconded by Cllr Mrs Beckley and unanimously agreed that **“the minutes of the meeting held on the 4<sup>th</sup> December 2017 and the interim meeting held on the 18<sup>th</sup> December 2017 are approved as a correct record of the meeting”**. The Deputy Chairman duly signed the minutes. **RESOLVED.**

**485. Questions:** There were no questions.

**486. Declarations of Interests**

*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 declarations of interest.

**487. Planning Application Decisions from NDDC:**

**a. Application No:** 2/2017/1602/HOUSE **Date Registered:** 26 October 2017

**Location of Development:** 36 Freame Way, Gillingham, SP8 4RA

**Description of Development:** Erect two single storey rear extensions and erect front porch.

**GRANTED**

**b. Application No:** 2/2017/1402/OUT

**Location of Development:** Develop land by the erection of 1 No. dwelling (outline application with all matters reserved).

**Description of Development:** Land at Old Fir Tree Inn, Peacemarsh Road, Gillingham, Dorset.

**APPLICATION WITHDRAWN**

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### 487. Planning Application Decisions from NDDC continued:

#### c. Application No: 2/2017/0336/COU

**Location of Development:** The Old Brewery, Wyke Road, Gillingham, Dorset, SP8 4NW

**Description of Development:** Change of Use from Antiques showroom to motorcycle showroom with café facilities.

**GRANTED**

### 488. To receive notification of the following appeal:

**Inspectorate's Ref:** APP/N1215/Y/17/3186113

**Appeal by:** Ms A Tasker & Mr A Torrance

**Application No:** 2/2017/0207/LBC

**Location:** Knapp House & Knapp Lawn House, Wyke Road, Gillingham, Dorset, SP8 4NQ

**Proposal:** Carry out internal and external alterations to re-instate a single dwelling that has been separated into two dwellings.

*The appeal has been made to the Secretary of State in respect of the District Council's refusal of permission. It will be determined on the basis of Written Representations.*

### 489. Planning Applications:

#### a. Application No: 2/2017/1744/FUL

**Proposal:** Erect warehouse and distribution building. Form yard area and carry out landscaping works.

**Location:** The Old Brickyard, Sigma Aldrich Company Limited, Brickfields Industrial Estate, Gillingham SP8 4XT.

#### **COMMENTS:**

Cllr Von Clemens referred to Policy 2 of the North Dorset Local Plan Part One and stated that the proposals comply with the Core Spatial Strategy, in particular section 3.37.

Cllr Von Clemens stated that the application also complies with the sustainable development strategy for Gillingham which is covered under Policy 17 of the North Dorset Local Plan.

Cllr Von Clemens stated that the proposals comply with Policy 3 of the local plan which states that where possible, development should be located in areas that are, or can be, made more sustainable by virtue of being close to a good range of facilities, in line with Policy 2. Cllr Von Clemens stated that the location of the proposed building means that it will be possible to use sustainable travel modes such as walking or cycling, rather than private cars and this approach is in line with the Core Spatial Strategy and will reduce transport related greenhouse gas emissions in line with Policy 3.

Cllr Von Clemens referred to Policy 13 and stated that although this policy may apply to the application it is difficult to make an assessment without input from the Highways Authority. Cllr Von Clemens stated that he has concerns over the additional heavy goods traffic that this proposal may create, however, he noted that the Highways Authority has not yet responded to the application. Cllr Von Clemens referred to The Chartered Institution of Highways and Transportation (CIHT) document entitled 'Providing for Journeys on Foot' which provides guidance on what is considered to be acceptable walking distances. Cllr Von Clemens informed the meeting that the document states that the acceptable maximum walking distance for commuting trips is 2 kms, approximately a 25-minute walk, which in the case of the development site encompasses much of the closest residential areas to the site including the Town Centre, railway station, housing west of Lodden Lakes, Ham Common, and parts of Wyke and Peacemarsh. Cllr Von Clemens stated that existing pedestrian links are present and footways in the surrounding area are of a good quality, well provisioned with street lighting and there are appropriate crossing facilities across all the main highways which would comply with policy 13 f.

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### 489. Planning Applications continued:

Cllr Von Clemens referred to Policy 24 of the Local Plan and stated that the proposal conforms to this policy as the design of the proposed building reflects the design of the surrounding buildings.

Cllr Von Clemens stated that Policy 22 seems to have been covered with the principles of low energy design, high efficiency plant and equipment and heat recovery on all ventilation systems.

Cllr Mrs Cullingford expressed her support for the application.

Cllr Miss Purkis stated that visitors to the site cannot always locate it easily. Cllr Miss Purkis expressed the importance of good signage and correct postcodes being given to drivers of delivery lorries.

Following the discussion, Cllr Von Clemens proposed that ‘**Gillingham Town Council has no objections to the application**’, Cllr Mrs Beckley seconded, the vote was unanimous. **RESOLVED.**

#### **RECOMMENDATION:**

Gillingham Town Council has no objections to the application.

#### **b. Application No: 2/2017/1764/FUL**

**Proposal:** Change of use of agricultural land and barn for dog agility lessons and dog grooming.

**Location:** Land North and West of Longbury B3081 - West Bourton Road to Westbrook Road, Gillingham, Dorset.

#### **COMMENTS:**

Cllr Miss Purkis stated that in her opinion, insufficient information has been provided by the applicants with regards to ecology and suggested that an ecological survey should be submitted. Cllr Miss Purkis informed the meeting that the western side of the site was surveyed by Professor Ronald Good between 1931 and 1939 and details have been archived by the Dorset Environmental Records Centre. Cllr Miss Purkis referred to the barn and suggested that a bat survey should be carried out prior to any alterations.

Cllr Mrs Potheary invited the agent, Mr Carpendale, to speak.

Mr Carpendale stated that the District Council has not requested an ecological report as the application is considered to be low-key. Mr Carpendale explained that it is proposed to utilise the land for dog agility/training sessions which will involve either one to one classes during the week with twice weekly multiple dog training classes with up to 8 clients. Mr Carpendale stated that the barn would be used for dog grooming (with a maximum of 2 grooms per day).

Cllr Mrs Potheary raised concerns over the proposed access.

Mr Carpendale explained that the site is served by an existing agricultural access and prior to lodging the application, pre-application consultation had been undertaken with the Highway Authority which had confirmed that the existing access is suitable for the proposed use subject to some minor upgrading.

Cllr Robinson raised concerns over animal waste.

Mr Carpendale informed the meeting that any waste will be removed from site.

Cllr Mrs Potheary invited local resident, Mr Light to speak.

Mr Light stated that he had no pecuniary interests in the application but wished to raise some concerns. Mr Light asked for clarification on the proposed number of vehicles that would be visiting

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### 489. Planning Applications continued:

the site and the proposed opening hours. Mr Light raised concerns over flooding of the site, noise and disturbance to neighbouring residents and the increase in danger to road users.

Mr Light stated that in his opinion the application does not conform with Policy 29 of the North Dorset Local Plan as the site is not within a safe walking distance of the town and therefore is not in a sustainable location.

Mr Carpendale informed the meeting that the hours of operation being applied for are 9am until 6pm but are likely to finish 2 hours later in the summer months, however, he was aware of the concerns raised by the neighbours and his clients were happy to restrict the hours.

Mr Carpendale stated that generally, sustainable sites are considered to be half a mile from a town and he explained that the site is well suited to this type of activity as it is within close proximity to Gillingham.

Mr Carpendale informed the meeting that the barn is a small traditional building and policies support the re-use of existing buildings in the countryside.

Mr Carpendale stated that the site and barn are suitable for the proposed uses and that this small-scale business should be supported.

Cllr Von Clemens referred to the suggestion by Cllr Miss Purkis for an ecological survey and stated that if this is considered necessary, the Case Officer will request a survey.

Cllr Von Clemens referred to the proposed parking and stated that the application complies with local policy.

Cllr Von Clemens referred to the concerns raised about the disposal of waste and stated that the waste produced by 8 dogs can easily be cleared with 'poo-bags' and removed from site.

Cllr Von Clemens stated that whilst he hears the concerns of the neighbouring residents, the application conforms to policy.

Cllr Robinson and Cllr Frith raised concerns over the access. Cllr Frith stated that enough room needs to be allowed to ensure that drivers can stop their vehicles well off the road before getting out to open the gate.

Mr Carpendale informed the meeting that the gate is already set back from the road by 5 to 6 meters.

Cllr Mrs Cullingford referred to the photographs submitted by one of the residents and asked for clarification over the location of the flooded field.

The applicant confirmed that the photograph showed flooding to the adjoining field which does not form part of the application.

Following the discussion, Cllr Von Clemens proposed that '**Gillingham Town Council has no objections to the application**', Cllr Mrs Cullingford seconded, the vote was unanimous with the exception of Cllr Frith who recommended refusal of the application. **RESOLVED.**

Cllr Miss Purkis requested that the Case Officer is notified about the Good Report.

### **RECOMMENDATION:**

Gillingham Town Council has no objections to the application.

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### 489. Planning Applications continued:

#### c. Application No: 2/2017/1780/HOUSE

**Proposal:** Convert outbuilding to annexe.

**Location:** Wyke Farm, B3081 - West Bourton Road to Westbrook Road, Gillingham, SP8 5NR.

**COMMENTS:**

Cllr Mrs Hunt stated that in her opinion the proposal makes good use of the building.

Cllr Von Clemens stated that the application has been well thought out and has taken into consideration the site as a whole. Cllr Von Clemens state that in his opinion the proposals will enhance the property.

Cllr Mrs Pothecary stated that the proposals are sympathetic, and she was confident that they would not harm the building.

Following the discussion, Cllr Mrs Cullingford proposed that '**Gillingham Town Council has no objections to the application**', Cllr Robinson seconded, the vote was unanimous. **RESOLVED**

**RECOMMENDATION:**

**Gillingham Town Council has no objections to the application**

#### d. Application No: 2/2017/1781/LBC (Listed Building Consent).

**Proposal:** Carry out internal and external alterations to outbuilding associated with its conversion to an annexe.

**Location:** Wyke Farm, B3081 - West Bourton Road to Westbrook Road, Gillingham, SP8 5NR.

**COMMENTS:**

Following the discussion, Cllr Mrs Cullingford proposed that '**Gillingham Town Council has no objections to the application**', Cllr Robinson seconded, the vote was unanimous. **RESOLVED**

**RECOMMENDATION:**

**Gillingham Town Council has no objections to the application.**

### 490. To receive and consider information regarding Footpaths in Gillingham.

There was nothing to report.

### 491. To receive and consider a report from the Conservation Area Working Party.

Cllr Mrs Hunt referred to the Gillingham Conservation Area, and explained that work is ongoing in respect of the appraisal document. Cllr Mrs Hunt informed the meeting that the working party held a site visit on Friday 8th December and walked around the proposed area with the Consultant, Mr Kevin Morris.

### 492. To receive the Pre-Submission Draft of the Bournemouth, Dorset and Poole Waste Plan and consider the Plan's legal compliance and 'soundness', whether it has been positively prepared and whether it is considered to be: justified, effective and consistent with national policy.

Information regarding the Pre-Submission Draft of the Bournemouth, Dorset and Poole Waste Plan was circulated to members.

Cllr Von Clemens proposed that '**a response should be submitted from Gillingham Town Council stating that members consider the plan has been positively prepared and is justified, effective and consistent with national policy**', Cllr Mrs Hunt seconded, the vote was unanimous. **RESOLVED.**

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493. To receive the Mineral Sites Plan Pre-Submission Draft and consider the Plan's legal compliance and 'soundness', whether it has been positively prepared and whether it is considered to be: justified, effective and consistent with national policy.

Information regarding the Mineral Sites Plan Pre-Submission Draft was circulated to members. Cllr Von Clemens proposed that **'a response should be submitted from Gillingham Town Council stating that members consider the plan has been positively prepared and is justified, effective and consistent with national policy'**, Cllr Frith seconded, the vote was unanimous. **RESOLVED.**

494. To receive, consider and agree a response to the North Dorset Local Plan Review – Issues & Options Consultation.

Notes taken at a meeting between representatives of Gillingham Town Council and Gillingham Neighbourhood Plan Group were circulated to members.

Following a discussion Cllr Von Clemens proposed that **'the following joint response should be submitted from Gillingham Town Council and Gillingham Neighbourhood Plan Group'**, Cllr Mrs Hunt seconded, the vote was unanimous. **RESOLVED.**

**Q1.** Subject to the results of the Annual Monitoring Review in January 2018 and consideration of housing supply in bordering local authorities, Gillingham Town Council considers that a housing need figure of 366 dwellings a year is an appropriate figure on which to plan for housing growth in North Dorset.

**Q2.** Gillingham Town Council has no comment.

**Q3.** Gillingham Town Council has no comment.

**Q4.** Gillingham Town Council considers that the existing spatial strategy, as set out in LPP1, should be amended to allow for some limited growth at Stalbridge.

**Q5.** Gillingham Town Council considers that the District Council should not consider implementing any other alternative spatial strategy through the LPR however, the existing spatial strategy, as set out in LPP1, should be amended to allow for some limited growth at Stalbridge.

**Q6. Q7. Q8.** Gillingham Town Council has no comment.

**Q9** **Area A** - Gillingham Town Council agrees with the recommendations detailed in the Issues and Options Consultation.

**Area B** - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation subject to the following:

- A buffer zone around the school to allow for expansion.
- Any development being in keeping with the Gillingham Royal Forest Project Proposals.
- Highway improvements.

**Area C** - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

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### 494. To receive, consider and agree a response to the North Dorset Local Plan Review – Issues & Options Consultation continued.

**Area D** - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation subject to:

- Any development being in keeping with the Gillingham Royal Forest Project Proposals.
- Protection of the Gillingham Park Boundary Bank.
- Highway improvements, bearing in the mind the existing traffic flow problems south of the town.

**Area E** - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

**Area F** - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

**Area G** - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

**Area H** - Gillingham Town Council disagrees with the recommendation of the Issues and Options Consultation, as following consultation with the public as part of the Neighbourhood Plan process, it is evidenced that there is need / support for a sports area / an open gap / green space/ in this area.

**Area I** - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation, subject to the following:

- 400m buffer zone between Gillingham and the Milton-on-Stour Conservation Area.
- The retention of a green river corridor.
- A buffer zone between Pound Lane and Wyke Hall as detailed in the Gillingham Neighbourhood Plan.

**Area J** - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

**Area K** - Gillingham Town Council agrees with the recommendation of the Issues and Options Consultation.

**Q10** The following additional issues relating to the areas of search should be considered as part of the assessment process:

- Impact on highway network throughout the town.
- Gillingham Royal Forest Project.
- Possible expansion of Gillingham School / School sports pitches.
- Impact on the railway station.

**Q11** The following additional infrastructure requirements are likely to result from potential future development at Gillingham:

- A medical hub with the inclusion of beds and a minor injury unit.
- An Ambulance Station.

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### 494. To receive, consider and agree a response to the North Dorset Local Plan Review – Issues & Options Consultation continued.

- The expansion of Gillingham School or an additional secondary school / college.
- Local centres / shops to serve larger developments.
- Community Hall / meeting place for local groups.
- Major upgrade of station, with adequate parking provision.
- Enhanced road links.
- Adequate parking on new developments
- Wider roads on new developments.
- Enhanced pedestrian and cycle routes.
- DCC are considering the relocation of the Shaftesbury household recycling centre to a larger site in Gillingham to enable the facility to manage increased quantities of waste, particularly driven by the expansion of Gillingham.

**Q12. Q13. Q14.** Gillingham Town Council has no comment.

**Q15. Q16. Q17.** Gillingham Town Council has no comment.

**Q18. Q19. Q20.** Gillingham Town Council has no comment.

**Q21.** Gillingham Town Council agree with the District Council's proposed approach in relation to future development at the eighteen larger villages within the District.

**Q22.** Gillingham Town Council agree with the recommendation of the Issues and Options Consultation that Policy 9 is adjusted to allow more than nine dwellings at Rural Exception Sites where there is evidence of need, however, each application should be judged on its own merits.

**Q23.** Gillingham Town Council consider that exception sites for affordable housing should not be extended to towns.

**Q24.** Gillingham Town Council consider that the District Council should not continue with the existing policy approach due to the possible adjustment of Policy 9 which could increase the number of market housing in exception sites.

**Q25.** Gillingham Town Council agrees in principal with A, B, C and F but each application needs to be judged on its own merit and completion times need to be set as a condition of any planning approval. Gillingham Town Council does not agree with D and E.

**Q26.** When outline planning permission for sites expires self-builders should be offered plots/sites at rates below market value. Such a policy should aim to encourage developers to go to the next stage (Reserved Matters) and facilitate the building of at least some houses on land allocated for housing. Commencement and completion times need to be set as a condition of any planning approval.

**Q27.** Gillingham Town Council has no comment.

**Q28.** Gillingham Town Council consider that IOWAs should remain.

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494. To receive, consider and agree a response to the North Dorset Local Plan Review – Issues & Options Consultation continued.

**Q29.** Gillingham Town Council consider that the land which is identified and safeguarded for the Shaftesbury Outer Bypass and the Charlton Marshall and Spetisbury Bypass should continue to be identified and safeguarded for such purposes.

495. **MATTERS PERTINENT TO THIS MEETING.** Members are advised that inclusion of items is at the Chairman's discretion and that 'A Council cannot lawfully decide any matter which is not specified *in the summons (agendas)*'. The Chairman to be advised prior to the commencement of the meeting.

- a. Cllr Mrs Potheary reminded members that The Gillingham Neighbourhood Plan has been submitted to North Dorset District Council for examination and the public has 6 weeks from Thursday 4 January 2018 to Thursday 15 February 2018 to make formal representations on the proposed plan. Further information is available at: <https://www.dorsetforyou.gov.uk/article/426271/Proposed-Gillingham-Neighbourhood-Plan> or at Gillingham Library.

**Closure.** The meeting closed at 8.57pm.