



GILLINGHAM TOWN COUNCIL

PLANNING COMMITTEE

The Town Hall, School Road, Gillingham, Dorset SP8 4QR
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Minutes of an interim meeting of the **Planning Committee** held on **Monday 22nd January 2018** commencing at 8.10pm in The Jubilee Room, Town Hall, School Road, Gillingham.

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.

In attendance: Mrs Julie Hawkins, Planning Committee Clerk.
Cllr M Hill, non-member.
Mr Ben Drew, Tree Warden.
One member of the press.
Eight members of the public.

496. To receive apologies for absence.
Apologies were received from Cllr D Walsh (Chairman) and Cllr S Joyce.

497. Declarations of Interest - Members are required to comply with the requirements of Section 27 of the Localism Act 2011 discloseable pecuniary interests.
All members declared an interest in Application No: 2/2017/1541/PLNG as Gillingham Town Council is the applicant. Cllr Mrs Potheary informed the meeting that the committee will not be commenting on Application No: 2/2017/1541/PLNG; however, the committee welcome comments from members of the public.

498. Planning Applications:

a. Application No: 2/2017/1986/HOUSE

Proposal: Raise roof height on garage to form additional living accommodation in roof space.

Location: 110 Maple Way, Gillingham, Dorset, SP8 4RR

COMMENTS:

Cllr Evill stated that having visited the property he was aware that the drawing submitted does not show the proposal in its true context.

Cllr Mrs Potheary informed the meeting that the submitted drawing did not include the extensions to the side and rear of the property.

Cllr Mrs Hunt asked if any comments had been received from neighbours.

Cllr Mrs Potheary stated, that to date, no comments have been received from neighbours.

Cllr Von Clemens stated that although he could not find any planning reasons why the application should be refused, he raised concerns over the proposed wood cladding which he considered would not be in keeping with the area and would result in a building that will stand out.

498. Planning Applications:

Following a discussion, Cllr Von Clemens proposed that “**Gillingham Town Council has no objections to the application**”. Cllr Evill seconded.

Cllr Mrs Cullingford stated that in her opinion the proposed materials should be in keeping with the area and objected to the application.

Cllr Mrs Potheary invited the applicant to speak.

Mr Marks explained that timber had been chosen in order to reduce the weight and for ease of construction, however it would be possible to use bricks if required.

Cllr Robinson, Cllr Miss Purkis and Cllr Mrs Beckley agreed with Cllr Mrs Cullingford.

Following receipt of further information Cllr Von Clemens and Cllr Evill withdrew their proposal.

Cllr Mrs Cullingford proposed that “**Gillingham Town Council objects to the application as the proposed cladding is not in keeping with the area**”. Cllr Mrs Beckley seconded, the vote was unanimous. **RESOLVED.**

RECOMMENDATION:

Gillingham Town Council objects to the application as members agreed that the proposed wood cladding is not in keeping with the area.

b. Application No: 2/2017/1884/FUL

Proposal: Demolish existing dwelling and erect 1 No. replacement dwelling.

Location: Bleet Farm, Bleet Lane, Gillingham, SP8 5RG

COMMENTS:

Cllr Mrs Potheary invited the agent, Mr George Batterham, to speak.

Mr Batterham outlined the proposals and explained that the floor area of the proposed replacement dwelling will be increased by 43% which is under the planning policy guidance of, “not more than 50% larger”. Mr Batterham explained that the proposed ridge of 1.64m, is significantly lower than the existing, and the proposed contemporary building will be constructed of local natural stone and timber boarding in order to be less visually intrusive than the existing building. Mr Batterham informed the meeting that the design has been developed following pre-application meetings with Planning Officers.

Cllr Miss Purkis raised concerns over the proposal to remove some of the hedging and trees and asked whether this would result in the building being more visually prominent when viewed from the North West.

Cllr Mrs Beckley stated that the proposal is to replace the trees with semi mature trees. Cllr Mrs Beckley expressed her support for the application and stated that in her opinion the proposed building will not be obvious when viewed from a distance as the ridge height is low and the proposed material will blend into the landscape. Cllr Mrs Beckley stated that in her opinion the design is environmentally friendly and sustainable.

Cllr Von Clemens informed the meeting that the proposal includes the following sustainable environmental considerations which all comply with Policy 22 of the North Dorset Local Plan Part One:

- The rainwater will be collected and harvested.
- Natural ventilation and daylight will be used in all main spaces throughout the building, minimising the use of artificial light with dual aspect in the main living space.

498. Planning Applications continued:

- Natural materials with low embodied energy will be used throughout with glue laminated timber beams, wooden floors generally and clay tiles in the wet areas.
- ‘U’ values are 20% better than the current Building Regulations, reducing heat loss.
- The building will be highly insulated, and an efficient ground source heat pump will provide heat, resulting in a building which will be more sustainable than the existing building.

Cllr Von Clemens stated that in his opinion the proposed building will be prominent and although this is not in a AONB it could have an effect on the views across the valley. Cllr Von Clemens raised concerns over the proposed glazing as this could result in light pollution.

Cllr Von Clemens questioned the compliance with Policy 28 of the North Dorset Local Plan as the proposed dwelling will be larger than the current foot-print and in his opinion, this would not be of benefit to the environment, which, as stated in policy 28, is the only exemption.

Cllr Von Clemens also questioned the compliance with Policy 24 as in his opinion the design will be intrusive in the landscape.

Cllr Mrs Hunt stated that in her opinion the building will be built to a good standard and expressed her support for the low-level design.

Cllr Evill expressed reservations over the design and concurred with the concerns raised by Cllr Von Clemens.

Cllr Mrs Beckley reminded the meeting that the proposed dwelling will be lower and less intrusive than the existing dwelling. Cllr Mrs Beckley stated that any risk of light pollution has been addressed in the design of the dwelling.

Cllr Mrs Potheary invited the agent to speak.

Mr Batterham informed the meeting that the building faces North West and the design of the building ensures minimum reflection.

Cllr Mrs Cullingford proposed that “**Gillingham Town Council has no objections to the application**”. Cllr Mrs Beckley seconded, five members, being the majority, voted in favour of the proposal. Cllr Evill, Cllr Miss Purkis and Cllr Von Clemens voted against the proposal. **RESOLVED.**

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

c. Application No: 2/2017/1653/FUL (amended application)

Proposal: Erect agricultural storage building.

Location: Land at E 381909 N 127818, Bay Road, Gillingham, Dorset.

COMMENTS:

Cllr Mrs Potheary informed the meeting that the committee has previously objected to the application as the proposed storage building was considered to be too high. Cllr Mrs Potheary stated that the application has been amended by reducing the footprint by one bay, however the height has not been reduced.

Cllr Frith stated that the original objection still stands.

Cllr Von Clemens stated that the applicants have made no justification for the height of the building.

Cllr Robinson concurred with Cllr Frith and stated that as the height has not been reduced the original objections still stand.

498. Planning Applications continued:

Following a discussion, Cllr Frith proposed that “**Gillingham Town Council objects to the application**”. Cllr Robinson seconded, the vote was unanimous. **RESOLVED.**

RECOMMENDATION:

Gillingham Town Council objects to the application as the proposed storage building is considered to be too high.

d. Application No: 2/2017/1846/FUL

Proposal: Demolish existing agricultural buildings and erect 2 No. dwellings.

Location: Buildings at Huntingford Farm, Huntingford Road, Huntingford, Dorset.

COMMENTS:

Cllr Mrs Hunt questioned the compliance with Policy 29 of the North Dorset Local Plan.

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

Mr Carpendale outlined the proposals and explained that the proposal is to remove all the modern agricultural buildings (shaded grey on the plan) and rather than convert the 2 buildings with prior approval for conversion, demolish these and erect 2 attached dwellings arranged to form a traditional courtyard with the existing buildings to the south west. Mr Carpendale stated that the proposal will enhance the character and appearance of the area and is strongly supported by residents/neighbours. Mr Carpendale explained that the loss of the farm buildings has already been established under Class Q.

NB: North Dorset District Council has issued written notice that indicates the previous proposed development complies with the requirements specified in Class Q of the Town and Country Planning (General Permitted Development) Order 2015. Further details can be found under Application No. 2/2016/0822/AGDWPA.

Cllr Mrs Hunt asked for clarification over the proposed access.

Mr Carpendale informed the meeting that it is intended to use the existing farm access.

Following a discussion, Cllr Mrs Cullingford proposed that “**Gillingham Town Council defers the application to the next scheduled meeting of the Planning Committee in order that a site visit can be carried out**”. Cllr Purkis seconded, the vote was unanimous. **RESOLVED.**

RECOMMENDATION:

The application will be considered at the Planning Committee meeting scheduled for Monday 12th February 2018 in order for members to attend a site visit.

e. Application No: 2/2018/0013/FUL

Proposal: Remove roof, erect rear extension, build up walls to increase height and replace roof to form a one and a half storey dwelling. Erect replacement front porch (demolish sun lounge).

Location: Anfield, Pound Lane, Gillingham, Dorset, SP8 4NP

COMMENTS:

Cllr Evill stated that in his opinion the design and size of the proposal is out of character with the area and he was surprised to see that to date, there are no comments from the neighbours.

Cllr Robinson concurred with Cllr Evill and stated that the proposal will result in a dwelling that is out of character with the surrounding area.

Cllr Miss Purkis stated that she was happy with the footprint however she raised concerns over the increase in height and the proposal to use render.

498. Planning Applications continued:

Cllr Mrs Hunt reminded members that permission was granted for a similar bungalow further along Pound Lane. Cllr Mrs Hunt stated that the proposal is for a one and a half storey dwelling, which will provide the accommodation needed by the applicants.

Cllr Von Clemens stated that the houses to the rear of the property are two storey and he was happy to support the application.

Cllr Mrs Cullingford stated that she was happy to support the application on the condition that red bricks and tiles are used to match the existing properties in the area. Cllr Mrs Cullingford stated that the property is surrounded by two storey buildings and in her opinion the proposals will not alter the appearance of the area.

Cllr Frith stated that in his opinion the proposal will result in a dominant dwelling that is out of character with the street scene.

Cllr Mrs Potheary invited the applicant, Mr Gibbons, to speak.

Mr Gibbons informed the meeting that there are 14 properties in Pound Lane and twelve of these properties are two, or one and a half stories high. Mr Gibbons explained that the property was built in 1962 and is tired and in need of improvement. Mr Gibbons referred to a neighbouring property known as The Nook, and explained that the proposal will result in Anfield being the same height as The Nook.

Following the discussion, Cllr Evill proposed that “**Gillingham Town Council objects to the application**”. Cllr Purkis seconded.

Cllr Von Clemens made an amended proposal that “**Gillingham Town Council has no objections to the application**” Cllr Mrs Beckley seconded.

Cllr Mrs Potheary took a vote on the amended proposal that ‘**Gillingham Town Council has no objections to the application**’. Four voting members supported the amended proposal, two members voted against. Cllr Robinson and Cllr Frith abstained from voting. The Chairman did not vote. **RESOLVED.**

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

f. Application No: 2/2017/1541/PLNG

Proposal: Change of use from public toilets (4 pods) to public toilet (1 pod, wide access multi-use toilet with disabled and baby changing facilities) and community office space.

Location: Public Conveniences High Street Gillingham Dorset SP8 4RZ

COMMENTS:

Cllr Mrs Potheary informed the meeting that the committee would not be considering the application, however she asked if any members of the public wished to make any comments on the application. There were no comments from the members of the public present.

Closure. The meeting closed at 9.02pm