



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 12th February 2018** in **The Jubilee Room, Town Hall, School Road, Gillingham** at **7.00pm**.

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

Members Present: Cllr D Walsh (Chairman), Cllr Mrs V Pothecary (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: Mrs Julie Hawkins, Committee Clerk.
Mrs Sylvia Dobie, Town Clerk.
Cllr R Monksummers, non-members.
Mrs Jean Marshall, Head of Planning, Dorset Councils Partnership.
Mr Ben Drew, Tree Warden.
Mrs Sheila Messer, Rights of Way Liaison Officer.
29 members of the public.
1 member of the press.

499. Apologies: Apologies were received from Cllr S Joyce.

500. To approve the minutes of the meeting held on the 8th January 2018 and the Interim meeting held on Monday 22nd January 2018.
Proposed by Cllr Von Clemens, seconded by Cllr Robinson and unanimously agreed that “**the minutes of the meeting held on the 8th January 2018 and the interim meeting held on the 22nd January 2018 are approved as correct records of the meetings**”. The Chairman duly signed the minutes. **RESOLVED.**

501. Questions: There were no questions.

502. 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.

The Chairman informed the meeting that Cllr Monksummers was present as a non-member and therefore is not able to vote.

503. Planning Application Decisions from NDDC:

- a. Application No:** 2/2017/1781/LBC **Date Registered:** 8 November 2017
Location of Development: Wyke Farm, B3081 - West Bourton Road to Westbrook Road, Gillingham, SP8 5NR
Description of Development: Carry out internal and external alterations to outbuilding associated with its conversion to an annexe.
GRANT OF LISTED BUILDING CONSENT

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503. Planning Application Decisions from NDDC continued:

- b. **Application No:** 2/2017/1780/HOUSE **Date Registered:** 8 November 2017
Location of Development: Wyke Farm, B3081 - West Bourton Road to Westbrook Road, Gillingham, SP8 5NR
Description of Development: Convert outbuilding to annexe.
GRANTED
- c. **Application No:** 2/2017/1062/FUL
Location of Development: Erect replacement dwelling and detached garage/workshop/guest accommodation.
Description of Development: Kendalls Cottage Kendall Lane Milton-on-Stour SP8 5QA
APPLICATION WITHDRAWN
- d. **Application No:** 2/2017/1742/HOUSE **Date Registered:** 30 November 2017
Location of Development: 42 Bay Road, Gillingham, SP8 4EF
Description of Development: Erect two storey extension and a single storey extension (demolish existing single storey extension).
GRANTED
- e. **Application No:** 2/2017/1586/FUL **Date Registered:** 27 November 2017
Location of Development: Unit 4 Town Bridge House, High Street, Gillingham, SP8 4AA
Description of Development: Change of use from retail to beauty salon.
GRANTED
- f. **Application No:** 2/2017/1982/AGDWPA
Proposal: Change of use and conversion of agricultural building (North barn) into 1 No. dwelling (Class C3).
Location: Bowridge Hill Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QS
It is considered that the development proposed is not permitted development, and that a formal planning application is required.
- g. **Application No:** 2/2017/1244/FUL **Date Registered:** 17 October 2017
Location of Development: Madjeston Farm House, Bleet Lane to New Road, Madjeston, SP8 5JH
Description of Development: Change of use of part paddock / agricultural land to domestic garden and erect a tennis court, fencing, and associated screen planting.
REFUSED

504. Tree Works Decisions:

Application No: 2/2018/0154/DDTREE

Location: Land East Of, Cherryfields, Gillingham, Dorset

Proposal: T1 Willow- Remove failed scaffold limbs, pollard the remaining scaffold limb at 3m from ground.

Permission granted to undertake work immediately under section 202 (c) of the Town and Country Planning Act as the tree is dead, or dangerous.

505. Planning Applications:

- a. **Application No:** 2/2017/1846/FUL (Deferred from meeting held on 22nd January 2018)
Proposal: Demolish existing agricultural buildings and erect 2 No. dwellings.
Location: Buildings at Huntingford Farm, Huntingford Road, Huntingford, Dorset.

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505. Planning Applications continued:

COMMENTS:

The Chairman invited the agent, Mr D Carpendale, to speak.

Mr Carpendale thanked the committee for attending a site visit and outlined the proposals.

Cllr Mrs Hunt informed the meeting that permission has already been granted for the two barns to be converted into two dwellings under the General Permitted Development Order, and stated that in her opinion the external appearance of the approved barn conversions fail to respect the local character and do not achieve a high standard of design. Cllr Mrs Hunt stated that she could understand the desire to improve the design of the dwellings, however, the proposed semi-detached houses being considered are not in keeping with the local character of Huntingford.

Cllr Mrs Hunt referred to the proposed windows and doors on the North and South elevations, and stated that in her opinion they are insensitive and out of character, and a more traditional vernacular form would be more in keeping with the special local characteristics of Huntingford.

Cllr Mrs Hunt stated that in her opinion the scale and size of the proposed development will be dominant, over-bearing and bulky and will result in a development which will be visually damaging to the local character of Huntingford, therefore she was unable to support the application as it stands.

Cllr Mrs Beckley concurred with Cllr Mrs Hunt and stated that in her opinion the existing barns should be replaced but the design of the proposed property is not right for Huntingford.

Following further discussion, Cllr Mrs Hunt proposed that ‘**Gillingham Town Council objects to the application**’, Cllr Mrs Beckley seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council objects to the application for the following reasons:

- The proposed semi-detached houses are not in keeping with the local character of Huntingford.
- The proposed windows and doors on the North and South elevations are considered to be insensitive and out of character with the more traditional vernacular forms which contribute to the character of Huntingford.
- The proposed development will be dominant, over-bearing and bulky and will result in a development which will be visually damaging to the local character of Huntingford.

b. Application No: 2/2017/1977/FUL

Proposal: Change of use of property to a house in multiple occupation for up to 10 people.

Location: Old Town Gallery, 5 High Street, Gillingham, SP8 4AN

COMMENTS:

The Chairman informed the meeting that a letter of objection had been received from Gillingham Local History Society and was tabled for members information.

Cllr Von Clemens made the following verbatim statement:

“The applicant submitted an original application for this property to be converted into a 3 bed dwelling in October 2016. This application was recommended to be refused by this committee and was refused by North Dorset District Council, however it was taken to appeal where it was granted permission and now it is back in a different guise. Once again, I have to express my dismay and distress at the loss of a commercial premises on our beleaguered high street, even if this is only classified as a secondary shopping area. Once a commercial premise has gone, it has gone, and there

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505. Planning Applications continued:

is now one less on our high street. This loss of a commercial premises was the basis for refusal by Gillingham Town Council and North Dorset District Council along with the concerns as raised by the Local History Society, sadly I would doubt that following the decision of the planning appeal, a refusal on these grounds again would not fare any better.

Having looked at this application I can only come up with one thought, there are no precise details of the proposed cycle parking facilities, and as we know, Policy 23 states that provision of residential and non-residential vehicle and cycle parking is made in accordance with the councils parking standards unless a different level of provision can be justified. As this property is within the recommended distance of the town car parks this would not apply to the cars, but in my opinion, it would apply to cycles. This applicant has already taken the council to appeal with regard to the objections raised over the detrimental effect on the Conservation Area and the loss of a commercial property and therefore I do not feel that any of these concerns would be upheld if brought forward again. But I have to say I am so unhappy with this application and its history, and the part it will play in the continued decline of our high street, I will not vote on this application.”

Cllr Mrs Pothecary read the following extract from the letter of objection received from the President of Gillingham Local History Society:

‘In consultation with my colleagues we consider the proposal to change the property to a house in multiple occupation for up to 10 people an entirely inappropriate use of such an historic building. The very process of subdividing the interior would inevitably have an adverse effect on the medieval structure. The building is of extreme significance to the history and heritage of the town. – “In 1517 Richard Small gave a cottage on the south side of the cross adjoining the inn to be used as a school house for the education of the youth in the town.” This building was in continual use as a school until 1875 when it moved to its present site. There is a window at the rear overlooking the courtyard in which scholars initials have been etched in the glass and carved into the wooden window sill. This feature alone is of extreme historical importance and would appear to be very vulnerable should the proposed interior alterations go ahead. We recommend therefore that the Council does not support this application and that an alternative use, more appropriate to its history and its medieval structural core be found. It remains one of the very few medieval buildings to have been saved from the ravages of time and should be protected as part of Gillingham’s historical heritage’.

Cllr Mrs Pothecary stated that she thought the property may be owned by a member of North Dorset District Council and, if so, she hoped that the application would therefore be considered by committee rather than decided under delegated powers.

The Chairman invited Mr M Gould to speak and asked for clarification of his interest in the application. The Chairman clarified that the applicant is Mr B Gould, the son of Mr M Gould.

Mr Gould informed the meeting that he was speaking as a member of the public and was not taking part in the meeting as a councillor. Mr Gould stated that he had a disclosable pecuniary interest in Planning Application 2/2017/1977/FUL and 2/2017/1978/LBC and confirmed that this interest had been notified to the North Dorset District Council Monitoring Officer and has been entered in the register.

Mr Gould stated that he is a keen historian and his main concern is for the protection of the property. Mr Gould reminded the meeting that the building is listed and therefore any alterations will have to conform with the rules. Mr Gould stated that he is aware of the writing on the windows and one of the boards under a window, and confirmed that there are no plans to alter the façade of the building. Mr Gould stated that his family has protected the building for the past twenty years and will continue to do so. Mr Gould explained that the building requires a huge amount of money to be spent on the renovation and the proposed use is a way of providing a financial return which will ensure that the building doesn’t fall into decline.

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505. Planning Applications continued:

Cllr Mrs Cullingford requested clarification regarding the proposed arrangements for the collection of household waste.

The Chairman invited Mr Gould to speak.

Mr Gould informed the meeting that household waste will be collected from the rear of the property in South Street. Mr Gould explained that he has experience in running properties in multiple occupation, and in other towns he has operated a rota system which has worked well.

The Chairman asked Mrs Marshall if the application will be considered by committee at district council level.

Mrs Marshall confirmed that under the current scheme of delegation the application will be considered by committee.

Following the discussion, Cllr Walsh proposed that **‘the application is referred to the Planning Committee at North Dorset District Council’**, Cllr Von Clemens seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends that the application is referred to the Planning Committee at North Dorset District Council.

c. Application No: 2/2017/1978/LBC

Proposal: Change of use of property to a house in multiple occupation for up to 10 people and carry out associated internal and external alterations.

Location: Old Town Gallery, 5 High Street, Gillingham, SP8 4AN

COMMENTS:

Following a discussion, Cllr Walsh proposed that **‘the application is referred to the Planning Committee at North Dorset District Council’**, Cllr Von Clemens seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends that the application is referred to the Planning Committee at North Dorset District Council.

d. Application No: 2/2017/1974/VARIA

Proposal: Change of use from retail unit to dwelling. (Removal of condition No 4 - Vehicle proof barrier from planning permission 2/2016/0232/FUL to allow a taller fence with open panels, with vertical bars, in the top half of the gate and the end of the front panel).

Location: Flat 1, Claud House, Newbury, Gillingham, Dorset, SP8 4HZ

COMMENTS:

Cllr Mrs Cullingford stated that in her opinion the fence looks ugly and does not create a presentable entrance to the High Street.

The Chairman informed the meeting that the application is a retrospective application following investigation by the Planning Enforcement Officer.

Cllr Mrs Beckley stated that she could understand why the applicant had erected the fence but in her opinion the fence looks out of place.

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505. Planning Applications continued:

Cllr Von Clemens informed the meeting that in the interest of road safety a condition was attached to the approval of planning application 2/2016/0232/FUL stating that a low wall should be erected to prevent vehicles parking on the pavement, however the current fence does not comply with the condition.

NB. Condition No. 4 states:

'Before the development commences a scheme shall be submitted to the Local Planning Authority to show how the land fronting the site will be permanently obstructed by the erection of a low wall. This wall shall not be less than 0.70 metres high nor more than 1.00 metres high and the pedestrian access shall not exceed 1.20 metres in width. The scheme shall require approval to be obtained in writing from the Local Planning Authority and shall be constructed before the residential development is occupied and, thereafter, shall be permanently maintained for the purpose specified. Reason: In the interests of road safety.'

Cllr Von Clemens stated that in his opinion the fence is very prominent on the street scene when you enter the High Street from Newbury roundabout.

Following the discussion, Cllr Mrs Potheary proposed that '**Gillingham Town Council recommends refusal of the application**', Cllr Evill seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends refusal of the application.

e. **Application No:** 2/2017/1936/FUL

Proposal: Erect extension to agricultural barn.

Location: Wyke Farm Dairy, Dry Lane, Gillingham, Dorset, SP8 5NR

COMMENTS:

Cllr Evill stated that he had no objections to the application.

Cllr Mrs Potheary stated that usually she is a great supporter of businesses and business expansions but in this particular case she has concerns about the use of the existing barn. Cllr Mrs Potheary stated that she considers the building to be an agricultural machinery store which would be light industrial, Class B1 use. Cllr Mrs Potheary informed the meeting that in 2008 approval was granted for an agricultural barn, however in 2001 an application to carry out alterations to barn and change use to agricultural machinery store was refused for the following reason:

'The proposed development, by reason of the considerable size of the building, the nature and scale of the proposed business use and the potential range of business uses that the building could readily facilitate, would introduce inappropriately intensive commercial and quasi-industrial activities and additional traffic into the open countryside. Such development would be seriously detrimental to the hitherto largely unspoilt quiet rural character of the area. Such development would also cause significant harm to the reasonable residential amenity of the several dwellings in the locality. The Authority does not accept that the proposed use is directly related to local agricultural need and such development should therefore rightly be directed towards a recognised employment area, of which there are several in the nearby town of Gillingham, wherefrom it could operate without locational disadvantage.'

Cllr Mrs Potheary informed the meeting that since approval was granted for the agricultural barn in 2008, Wyke has been granted Conservation Area status and she explained that the barn is situated adjacent to a listed building and across the road from one of Gillingham's most beautiful listed buildings. Cllr Mrs Potheary stated that there is insufficient farmland to warrant the extension of the agricultural barn and raised concerns about the number of vehicles parked in the area.

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505. Planning Applications continued:

Cllr Mrs Pothecary stated that she did not wish to see the building get any bigger as in her opinion it is in the wrong area and should be situated in an area designated for industrial use. Cllr Mrs Pothecary recommended refusal of the application on the grounds that the building will be overbearing and detrimental to the Conservation Area and the setting of the two adjacent listed buildings.

Cllr Von Clemens informed the meeting that members of the planning committee had viewed the site from a view point at Thorngrove, and despite the comments made by the Conservation Officer, he had concerns over the visual impact of the building and the detrimental effect that the proposal will have on the Conservation Area and adjoining listed buildings. Cllr Von Clemens stated that the committee had also viewed the building from the public highway and in his opinion the extended building will have a detrimental effect on the street scene and the entrance to the town.

The Chairman invite Cllr Monksummers, non-member, to speak.

Cllr Monksummers stated that the agricultural industry is changing, agricultural machinery has got larger and more complex and storage space for farm machinery is needed.

Following the discussion, Cllr Mrs Pothecary proposed that **‘the application is recommended for refusal on the grounds that the building will be overbearing and detrimental to the Conservation Area and the setting of the two adjacent listed buildings’**, Cllr Von Clemens seconded, and one member voted in favour of the proposal.

As there was not a majority vote, the Chairman asked if there was a further proposal.

Cllr Frith proposed that **‘the application to extend the building for agricultural use is recommended for approval’**, Cllr Evill seconded and three members voted in favour of the proposal.
RESOLVED

Cllr Robinson abstained from voting.

RECOMMENDATION:

Gillingham Town Council recommends that the application to extend the building for agricultural use is recommended for approval.

f. Application No: 2/2018/0028/HOUSE

Proposal: Erect 2 storey rear extension.

Location: 29 Windsor Lane Gillingham Dorset SP8 4TG

COMMENTS:

Cllr Evill stated that the proposed materials will be matching and the design and style will be sympathetic to the existing buildings, therefore he had no objections to the application.

Cllr Mrs Beckley asked if there had been any objections from the neighbours.

The Chairman stated, that to date, he was unaware of any objections to the application.

Following a discussion, Cllr Evill proposed that **‘the application is recommended for approval’**, Cllr Mrs Pothecary seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommend approval of the application.

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505. Planning Applications continued:

g. Application No: 2/2018/0026/FUL

Proposal: Erect 1 No. dwelling, form parking spaces.

Location: Land at E 380204 N 126083 Common Mead Lane Gillingham Dorset

COMMENTS:

The Chairman drew attention to the letters and photographs received from the neighbouring residents.

Cllr Evill raised concerns over the proposal and stated that in his opinion an additional dwelling would constitute an overdevelopment of the site. Cllr Evill informed the meeting that the County Highway Authority has objected to the application.

Cllr Von Clemens informed the meeting that the application which was previously granted approval, involved a Certificate of Lawfulness for a 4-bedroom dwelling that was granted planning permission on 14 May 1973.

Cllr Von Clemens stated that it is his understanding that an additional dwelling would not be covered by the Certificate of Lawfulness. Cllr Von Clemens stated that a previous application for 2 dwellings was refused on a number of grounds which, he believes, may still exist. Cllr Von Clemens stated that he considered that if an addition dwelling was built, it could constitute a consolidation of sporadic development in the open countryside. Cllr Von Clemens reminded members that the site falls outside of the established limits of a settlement boundary and consideration needs to be given to Policies 6 and 20 of the North Dorset Local Plan Part One.

Cllr Von Clemens stated that in his opinion the existing access lacks adequate visibility onto Common Mead Lane and its increased use would be likely to cause additional danger to road users and therefore this would be contrary to Policy 25 of the North Dorset Local Plan Part One.

Cllr Von Clemens stated that the proposed additional dwelling behind existing dwellings, would lack a road frontage and will be served by a long access, therefore this could be considered as an unacceptable form of back-land development and an overdevelopment of the site.

Cllr Mrs Beckley stated that she sympathized with the local residents and raised concerns over the welfare of the old building situated at the junction of the access with Common Mead Lane.

Cllr Mrs Hunt raised concerns over the proposed access.

The Chairman invite the agent, Mr S Way, to speak.

Mr Way outlined the proposal and clarified the proposed access arrangements.

Following a discussion, Cllr Mrs Pothecary proposed that ‘**the application is recommended for refusal**’, Cllr Mrs Beckley seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommend refusal of the application for the following reasons:

- The proposed development would be a consolidation of sporadic development in the open countryside outside the established limits of a settlement.
- The existing access is not considered adequate to serve two dwellings and its increased use would be likely to cause additional danger to road users.
- The proposed dwelling would result in an unacceptable form of back-land development.
- The proposed dwelling constitutes overdevelopment of the site and will result in a development of cramped appearance.
- The development proposed would result in the amenities that are currently enjoyed by the existing dwellings adjoining the site being adversely affected.

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505. Planning Applications continued:

Prior to the discussion of Agenda Items 7h to j the Chairman took the opportunity to explain that the next four applications are for outline permission. The Chairman stated that he was aware that lots of people have issues with details such as parking and highway matters within the proposed developments but these matters will be dealt with at the next stage which is called the 'reserved matters' stage. The Chairman explained that the applications are for the principle of development and to decide whether or not the access off the highway is acceptable.

h. Application No: 2/2017/2023/OUT

Proposal: Demolish existing buildings and develop land for residential purposes, form vehicular access, parking and landscaping. (Outline application to determine access and layout).

Location: Lockwood Farm, Shaftesbury Road, Gillingham, SP8 4LP

COMMENTS:

Cllr Mrs Potheary informed the meeting that the committee has visited the site and in her opinion, there is sufficient room for the proposed development which she considered would be a nice place to live, however she raised concerns over the proposed access onto Shaftesbury Road.

Cllr Evill informed the meeting that he was unable to attend the site meeting but knew the area well. Cllr Evill raised concerns over the proposed access onto Shaftesbury Road, but stated that in his opinion there is no alternative access.

The Chairman invited Mrs Marshal to speak.

Mrs Marshal explained that the application is an outline application to determine access and layout.

The Chairman invited Cllr Monksummers, non-member, to speak.

Cllr Monksummers asked whether there would be a pedestrian / cycle link into the neighbouring development in order to create a safe route to St Mary's Primary School and the proposed community facilities.

The Chairman confirmed that a footpath is indicted on the northern boundary between plots 17 and 19 which has the potential to provide pedestrian / cycle access to the adjoining site.

Cllr Miss Purkis asked whether or not a local area of play (LAP) would need to be included within the development.

The Chairman stated that the number of houses proposed would not trigger the need for a local area of play (LAP) or a local equipped area of play (LEAP), however future residents will be able to access the facilities at the adjoining proposed development.

The Chairman referred to the concerns raised over the proposed access and informed the meeting that the County Highway Authority has requested an extension of time, therefore the cumulative impact of all development on the highway structure could be annualized rather than assessed in isolation. The Chairman informed the meeting that there will be an opportunity for members of the public to attend the district council meeting to hear the views of the Highways Authority.

Following a discussion, Cllr Mrs Potheary proposed that '**the application is recommended for approval subject to approval by the Highways Authority**', Cllr Mrs Cullingford seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends that, subject to approval by the Highways Authority, the application is approved.

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505. Planning Applications continued:

i. Application No: 2/2018/0065/OUT

Proposal: Demolish buildings and develop land by the erection of 8 No. dwellings with garages, form estate road and parking. (Outline application to determine access and layout).

Location: R. Moore Contractors, Shaftesbury Road to Higher Ham Farm - Road, Gillingham, SP8 4LP

COMMENTS:

The Chairman informed the meeting that the application is an outline application to determine access and layout

The Chairman invited the agent, Mr Gary Adlem, to speak.

Mr Adlem outlined the application and stated that the proposal is for the development of a brown-field site which will tidy up and enhance the area. Mr Adlem stated that the proposal will have a low impact on the highway, and his client is open to discussion and negotiations regarding a pedestrian link to the adjoining proposed development, subject to legalities.

The Chairman invited Ben Drew, Gillingham Tree Warden, to speak.

Mr Drew stated that he was pleased to see that the trees around the site will remain. Mr Drew referred to the Poplar trees on the boundary with Sydenham's Builders Yard and stated that as they form a useful screen, he would like to recommend that the trees should be protected beyond the current ownership. Mr Drew referred to the two Oak trees at the other end of the site and recommended protection of the two Oak trees beyond the current ownership as they are substantial trees.

Cllr Mrs Hunt asked for clarification over the proposed use of the area which will be retained by the applicant.

The Chairman invited the agent, Mr Adlem, to speak.

Mr Adlem stated that his client will be looking to relocate and the area will be tidied up.

Cllr Miss Purkis stated that in her opinion the proposed layout was good and the proposed dwellings will not be too compact.

Cllr Walsh stated that integration with the adjoining proposed development should be considered.

The Chairman invited Mrs Shelia Messer, Footpath Liaison Officer, to speak.

Mrs Messer concurred with the Chairman and expressed the importance of good pedestrian access links between the proposed developments.

Cllr Mrs Potheary stated that there is a suitable area that could accommodate a pedestrian link.

Following a discussion, Cllr Mrs Cullingford proposed that '**the application is recommended for approval subject to no objections being raised by the Highways Authority, a pedestrian access linking the adjoining development, protection of the Oak trees and Poplar trees and the remaining, adjoining area being cleared and tidied up**', Cllr Miss Purkis seconded, the vote was unanimous. **RESOLVED**

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505. Planning Applications continued:

RECOMMENDATION:

Gillingham Town Council recommend approval of the application subject to no objections being raised by the Highways Authority. Gillingham Town Council wish to make the following recommendations.

- A pedestrian access linking the adjoining development is incorporated into the scheme.
- The Oak trees and Poplar trees are protected beyond the current ownership.
- The area remaining in the ownership of the applicant is cleared and tidied up.

j. Application No: 2/2018/0036/OUT

Proposal: Develop land by construction of an urban extension to the south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092). The urban extension would comprise of 961 dwellings, up to 2,642 sq. m in a new local centre providing retail, community, health, and leisure uses, new and enhanced pedestrian/cycle routes, open spaces, roads, car parking and vehicular access. To include all ancillary works and associated infrastructure.

(Outline application to determine access only).

Location: West of Shaftesbury Road at, Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset.

COMMENTS:

The Chairman asked if any residents present would like to speak. There were no requests to speak.

The Chairman informed the meeting that the principle for development has already been established as it is included within the North Dorset Local Plan Part One. The Chairman reminded the meeting that the application is for outline permission to determine access only and any issues regarding the internal road network will be considered at the next stage, which is known as the 'reserved matters' stage.

The Chairman stated that one of the issues that has arisen, is the access off Woodpecker Meadow by construction traffic. The Chairman informed the meeting that on Friday 9th February he attended a consortium meeting with Simon Hoare MP, representatives for the developers, consultants and land agents. The Chairman stated that during the meeting he raised the concerns regarding construction traffic using Woodpecker Meadow and was told that arrangements for the access of construction traffic will be decided at the reserved matters stage which will be submitted later in the year. The Chairman informed the meeting that there will be an opportunity for members of the public to attend the district council meeting and raise their concerns with the Highways Authority. The Chairman asked members of the public to leave their contact details if they required any further information.

The Chairman invited Cllr Monksummers, non-member, to speak.

Cllr Monksummers gave the following verbatim report:

'Mr Chairman I have attended this evening with a mandate from local residents concerned about traffic issues that they wish to have taken into account as part of this consideration of access. As is apparent I have prepared a set of words to present which I will provide the minute taker with electronically and I ask they be minuted as presented.

Many comments have, and will be made, about the volume of traffic on this stretch of the B3081 from Cole St all the way into town, via the New Rd lights.

The current understanding is that initial access to the development will be via Kingfisher Ave., then turning into Woodpecker Meadow, this access to be for site traffic and subsequently home purchasers. As Councillors who attended the site visit could observe;

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505. Planning Applications continued:

- *The road narrows to a width less than acceptable for 2-way traffic.*
- *Part of the road is currently made of bricks laid in a paving style*
- *The road is used by residents for on street parking.*
- *The road is used as parking by parents collecting children from the Primary School (a pedestrian walk through is provided to facilitate this).*

The feeling of current residents is that any site traffic should be excluded and that should a “drive through” for the residents of new houses be needed then the road be suitably upgraded, plus they have major concerns that a “rat run” could evolve as other phases of development are undertaken.

It is submitted site traffic could, and should from the very first vehicles, be routed into the site direct from the B3081 and B3092, i.e. the ends of the link road that forms the core of this section of development with the road itself being brought forward within the scheduling to facilitate a traffic flow at the earliest opportunity.

And finally, it is requested that the roadworks at the B3081 / B3092 junction at Newbury Bridge also be placed within the first phase of development to help alleviate pressure on this section of highway, already very congested at peak times before site traffic and new residents join the queues.’

The Chairman agreed with Cllr Monksummers. The Chairman referred to phase one, as detailed in the Design and Access Statement and informed the meeting that phase one includes the construction of the first section of the access road off Shaftesbury Road. The Chairman stated that he has spoken with Andrew Hodgson, the Land Director for Welbeck Holdings, who has confirmed that the first section of the access road will be constructed during phase one. The Chairman stated that residents need to bear in mind that Welbeck Holdings are land agents, unlike C G Fry who are developers, and so they will obtain the relevant permissions before negotiating with developers.

The Chairman informed the meeting that there are six phases to the development and he was concerned that the road, which will pass through six phases, will be constructed by six different developers with six different specifications, and therefore the adoption of the road may become more difficult. The Chairman stated that in his opinion, it would be far more logical to use some of the £7.5 million grant money to bring forward the construction of the road and get the County Highway Authority to construct all six sections of the road to an adoptable standard. The Chairman stated that some of the comments received from local residents have suggested that Woodpecker Meadow should not be linked to the new development, and he raised concerns that this may disenfranchise the families living there, as they will need easy access to the school and other community facilities. The Chairman stated that he knows the area well and is aware of all the concerns that have been raised and said, “Nobody in their right mind would go through the maze of streets and traffic when there is a straight access onto Shaftesbury Road”.

Cllr Mrs Potheary welcomed the application and stated that after years of consultation she hoped that matters would start moving forward.

The Chairman informed the meeting that he meets with Ministers in London on a regular basis and they are impressed that the future development of Gillingham has been designed by the local community following workshops and consultations. The Chairman stated that he has spoken to many residents who are keen for the development to start as soon as possible as they would like to see the town grow rather than stagnate.

Cllr Von Clemens stated that he supported the application as there is a need for local housing. Cllr Von Clemens stated that many residents were concerned that construction vehicles would access the site via the adjoining residential estate and it is reassuring that the district council and members of the consortium have listened, taken on board the concerns raised, and are considering an alternative arrangement.

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505. Planning Applications continued:

Cllr Mrs Cullingford stated that assurances are needed that the road will be adopted and will be of an adequate width to allow easy access for emergency service vehicles.

The Chairman stated that the proposed development will not be the same density as the Ham Farm development, however he will raise the matter at the next consortium meeting.

The Chairman invited Mrs Sheila Messer, Rights of Way Liaison Officer, to speak.

Mrs Messer expressed the importance of good cycleways and pedestrian links and asked that the proposed paths are not situated between high fences.

The Chairman thanked Mrs Messer for her comments and informed the meeting that these matters will be considered at the 'reserved matters' stage.

Following a discussion, Cllr Walsh proposed that '**subject to approval by the Highways Authority, the application is recommended for approval**', Cllr Mrs Potheary seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommend that subject to approval by the Highways Authority, the application is recommended for approval.

k. Application No: 2/2018/0077/OUT

Proposal: Develop land by the erection of up to 634 dwellings (use class C3), a primary school (use class D1), sports pitches with floodlighting, public open space, play facilities, access and internal estate roads, internal footpaths and cycleways, sustainable drainage system with ponds, landscaping, utility connections and associated groundworks/infrastructure. (Outline application to determine access only).

Location: Land at, Park Farm, Kingsmead Business Park, Gillingham, Dorset.

COMMENTS:

The Chairman informed the meeting that the application is an outline application to determine access only, and all other details will be considered at the 'reserved matters' stage.

The Chairman stated that he was pleased to see that the applicants are C G Fry, as in his opinion, they are top-quality builders with an excellent reputation who will set the standard for the development.

Cllr Von Clemens stated that he had attended the consultation event and was pleased to see the representatives taking on board the comments made by local council officers and councillors. Cllr Von Clemens stated that it is important that the developer works in partnership with the council at this early stage, as on completion of the development the council may be required to take responsibility for the public open spaces.

Cllr Von Clemens raised concerns over the pedestrian access to the proposed primary school and play areas on the south side of the site, and asked that a pedestrian crossing or similar can be included in the reserved matters application.

Cllr Mrs Beckley stated that she also attended the consultation and was impressed with the standard of house design. Cllr Mrs Beckley expressed the importance of linking the proposed development with footpaths to Gillingham School and the proposed cycleway to Motcombe.

The Chairman stated that these matters will be considered at the reserved matters stage of the planning process.

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505. Planning Applications continued:

The Chairman invited Mr David Lohfink, Planning Director for C G Fry, to speak.

Mr Lohfink stated that if the outline applications are granted by the district council, the hard work will begin. Mr Lohfink informed the meeting that it is the intention of C G Fry to work closely with the Gillingham Growth Board and North Dorset District Council to make sure the infrastructure trigger points are right. Mr Lohfink stated that work on the proposals has been ongoing for the past seven years, however, funding has only recently been awarded to the schemes which is allowing the consortium to rethink the infrastructure delivery plan and therefore it may be possible that some infrastructure can be delivered earlier than originally proposed. Mr Lohfink reiterated the fact that C G Fry are developers, whereas Welbeck Holdings are a land agents. Mr Lohfink explained that as Welbeck dispose of their land to developers, these developers may have their own timetable and their own ideas of how the site will be laid out within the confines of the Master Plan Framework and therefore it is very difficult to guarantee that the reserved matters applications will be submitted at the same time.

The Chairman invited Cllr Monksummers, non-member, to speak.

Cllr Monksummers made the following verbatim statement:

'Access..... well the current plans provide a single vehicle route, sharing access to the "Orchard Park" roundabout via Fern Brook, along with all the traffic from the recent housing developments and commercial usage (expansion of which is ongoing), to then "spill" all that extra volume onto the

B3081. We currently experience daily queues back to this roundabout from the traffic lights at New Rd so with the significant increase in traffic a gridlock situation becomes a reality.

With the number of developments, and government project support funding, we now have a golden opportunity, DCC Highways need involving in a long-term relief road strategy. The neighbouring section of the Southern Extension has a planned relief road from "Madgeston Bends" through to the B3081 in close proximity to the Orchard Park roundabout. Why not enhance this section of the overall development by continuing that road across the B3081 then swinging it round behind this development, with a link into the development, then crossing the railway / river to link into the Hardings Lane area thus giving another railway / river crossing and by making Hardings Lane 2 way greatly improving through flow?'

The Chairman informed the meeting that there will be an opportunity for members of the public to attend the district council meeting and raise their concerns with the Highways Authority. The Chairman asked members of the public to leave their contact details with the Committee Clerk if they required any further information.

The Chairman stated that the County Highways Authority has requested an extension of time, therefore the cumulative impact of all development on the highway structure can be analysed rather than assessed in isolation. The Chairman informed the meeting that there will be an opportunity for members of the public to attend the district council meeting to hear the views of the Highways Authority and reminded those present to leave their contact details with the committee clerk if they require further information of the meeting.

Following the discussion, Cllr Mrs Potheary proposed that **'subject to approval by the Highways Authority, the application is recommended for approval'**, Cllr Mrs Hunt seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommend that subject to approval by the Highways Authority, the application is recommended for approval.

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505. Planning Applications continued:

1. Application No: 2/2018/0055/DCC

Proposal: Extension of Gillingham sewage treatment works (STW) to provide additional plant and equipment required to treat increased volume of wastewater, and installation of phosphorous removal plant.

Location: Gillingham Sewage Treatment Works, Common Mead Lane, Gillingham, Dorset, SP8 4RE

COMMENTS:

The Chairman invited Mrs Sheila Messer, Rights of Way Liaison Officer, to speak.

Mrs Messer informed the meeting that there is currently a public right of way running diagonally across the field, and the proposal is to divert the footpath around the edge of the proposed extension. Mrs Messer raised concerns regarding the proposed footpath diversion as it is proposed to be very close to the equipment. Mrs Messer explained that the applicant is proposing to plant a hedge along the diverted public right of way and in her opinion this may cause encroachment and difficulties when maintaining the path. Mrs Messer stated that there is a nice outlook from the public right of way, however, if the right of way is diverted to run between two hedges there will be no outlook. Mrs Messer stated that in her opinion the chosen route of the footpath will affect the amenity, convenience and recreational value of the public right of way which is contrary to Policy 15 of the North Dorset Local Plan Part One. Mrs Messer stated that the public right of way was one of the most popular walking routes in the town and suggested an alternative route which would provide greater amenity value. Mrs Messer stated that she had no objections to the extension of the sewage treatment works but would like consideration to be given to re-routing the public right of way.

The Chairman invited Mr Ben Drew, Gillingham Tree Warden, to speak.

Mr Drew referred to a group of four Poplar trees which, in his opinion, are large and dramatic on the landscape and form an important screen between the residential area at Oake Woods and the sewage works. Mr Drew raised concerns over the proposal to fell the trees and asked that the trees are retained and protected. Mr Drew referred to the report submitted by the applicant which states that three of the four trees could be retained, and one of them felled, and stated that he would like to recommend that the three Poplar trees are retained and protected. Mr Drew recommended that further Poplar trees are planted as a replacement for any trees removed.

Cllr Von Clemens concurred with Mrs Messer regarding the routing of the public right of way and expressed the importance of screening the sewage works.

Cllr Mrs Cullingford requested further information regarding proposed lighting.

The Chairman informed the meeting that the only additional lighting proposed is task bulkhead lights that shall be installed on the new control kiosks to provide a safe working environment.

Cllr Mrs Cullingford requested that any additional lighting is shielded to prevent lighting pollution.

Cllr Mrs Beckley stated that the proposal is to cover the sludge and reduce the odour.

The Chairman stated that additional capacity is required due to the extension of the town.

Following the discussion, Cllr Frith proposed that '**Gillingham Town Council has no objections to the extension of the sewage treatment works, however the council recommend that the three poplar trees are retained and protected; the public right of way is diverted along a route further away from the works; and additional lighting is shielded in order to prevent light pollution**', Cllr Mrs Beckley seconded, the vote was unanimous. **RESOLVED**

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505. Planning Applications continued:

RECOMMENDATION:

Gillingham Town Council has no objections to the extension of the sewage treatment works, however the council wish to make the following recommendations:

- Three poplar trees, T5, T6 and T8 should be retained and protected.
- To mitigate against tree loss, groupings of native trees should be planted and should include Poplar trees.
- The existing public right of way is one of the most popular routes in Gillingham and it is considered that the proposed diversion will result in the loss of amenity, convenience and recreational value. It is recommended that the applicant should work with the Rights of Way Officers to establish a route further away from the works with equal amenity value.

506. To receive and consider an invitation to attend a Parish and Town Planning Session, Hosted by Dorset Councils Partnership, on Thursday 8th March 2018 at South Walks House, Dorchester.

The Chairman informed the meeting that Cllr Mrs Hunt and Cllr Harris will be attending the event on behalf of Gillingham Town Council and he would be attending the event as he is the Planning Portfolio holder for the district council. There were no other requests to attend.

507. To receive and consider information regarding Footpaths in Gillingham.

The Chairman invited Mrs Sheila Messer to speak.

Mrs Messer stated that there has been a couple of issues where farmers have ploughed fields and not reinstated footpaths and explained that farmers are required to re-instate footpaths within fourteen days. Mrs Messer informed the meeting that the working party has carried out a lot of clearance and waymarking over the past few years and it is hoped that authorisation will be given from the Rights of Way Officer for volunteers to help with repairing stiles.

Mrs Messer informed the meeting that a copy of the White Hart Link Business Plan is available to view on request at the Town Hall. Mrs Messer stated that the next phase of the White Hart Link that is being worked on is the Gillingham to Shaftesbury Link and explained that some waymarking has already been done but there is still some work to be carried out. Mrs Messer informed the meeting that plans are being made for inaugural walks to take place on the two bank holiday Mondays in May, Gillingham to Motcombe on the first Monday and Motcombe to Shaftesbury on the second Monday. Mrs Messer extended an invitation to councillors. Mrs Messer informed the meeting that the 2018 Gillingham Walking Festival will take place between 1st and 8th September.

Cllr Mrs Potheary thanked the working party for their work.

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

Lead Member, Cllr Mrs Hunt explained that work is ongoing in respect of the Gillingham Conservation Area Appraisal Document. Cllr Mrs Hunt informed the meeting that the working party held a meeting on Thursday 1st February with consultant Mr Kevin Morris and Mr Hugh DeLong, Community led Development Officer for Dorset Councils Partnership. Cllr Mrs Hunt stated that she is delighted that Dr John Porter, local historian and author, has agreed to help the working party with the research.

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- 509. 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.** The Chairman reminded members that The Gillingham Neighbourhood Plan has been submitted to North Dorset District Council for examination and the public has until 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 8.50pm.