



# 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 12<sup>th</sup> March 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 D Walsh (Chairman), 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 J Robinson and Cllr B Von Clemens.

**Also Present:** Mrs Julie Hawkins, Committee Clerk.  
Mr Ben Drew, Tree Warden.  
Mrs Sheila Messer, Rights of Way Liaison Officer.  
3 members of the public.

**513. Apologies:** Apologies were received from Cllr S Joyce and Cllr Miss N Purkis.

**514. To approve the minutes of the meeting held on the 12<sup>th</sup> February 2018 and the Interim meeting held on 26<sup>th</sup> February 2018.**

Proposed by Cllr Mrs Potheary, seconded by Cllr Mrs Cullingford and unanimously agreed that **“the minutes of the meeting held on 12th February 2018 and the interim meeting held on 26th February 2018 are approved as correct records of the meetings”**. The Chairman duly signed the minutes. **RESOLVED**.

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

*Cllr Mrs Beckley joined the meeting.*

**516. 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.

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

**a. Application No:** 2/2017/1986/HOUSE **Date Registered:** 14 December 2017

**Location of Development:** 110 Maple Way, Gillingham, Dorset, SP8 4RR.

**Description of Development:** Raise roof height on garage to form additional living accommodation in roof space.

**GRANTED**

## Planning Committee Meeting Minutes – 12<sup>th</sup> March 2018

### 517. Planning Application Decisions from NDDC:

- b. Application No:** 2/2017/1653/FUL **Date Registered:** 16 October 2017  
**Location of Development:** Land at E 381909 N 127818, Bay Road, Gillingham, Dorset.  
**Description of Development:** Erect agricultural storage building.  
**GRANTED**
- c. Application Number:** 2/2017/1846/FUL  
**Proposal:** Demolish existing agricultural buildings and erect 2 No. dwellings.  
**Location:** Buildings At, Huntingford Farm, Huntingford Road, Huntingford, Dorset.  
**APPLICATION WITHDRAWN**
- d. Application No:** 2/2018/0028/HOUSE **Date Registered:** 8 January 2018  
**Location of Development:** 29 Windsor Lane, Gillingham, Dorset, SP8 4TG.  
**Description of Development:** Erect 2 storey rear extension.  
**REFUSED**
- e. Application Number:** 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  
**APPLICATION WITHDRAWN**
- f. Application No:** 2/2018/0026/FUL **Date Registered:** 11 January 2018  
**Location of Development:** Land at E 380204 N 126083, Common Mead Lane, Gillingham, Dorset,  
**Description of Development:** Erect 1 No. dwelling, form parking spaces.  
**REFUSED**

Cllr Mrs Beckley referred to Planning Application 2/2018/0028/HOUSE and asked why the application had been refused.

Cllr Walsh stated that North Dorset District Council had refused the application for the following reason:

*'By reason of its scale, bulk and building tight up to the mutual site boundaries, the proposal would have an unacceptable overbearing effect and perception of undue enclosure to the occupants of neighbouring properties, thus jeopardising residential amenity. The proposal is therefore contrary to Policies 24 and 25 of the North Dorset Local Plan Part 1'.*

### 518. Tree Works Decisions:

- a. Application No:** 2/2018/0064/TPTREE  
**Proposal:** T1, T2, T3 - Yew - Lift lower branches over footpath to a height 2.4 metres. Reasons - to meet highways requirements.  
**Location:** 1 Rawson Court, High Street, Gillingham, SP8 4RZ.  
**GRANTED**
- b. Application No:** 2/2018/0140/CATREE  
**Proposal:** T1 - Holm Oak - Ganoderma evident in the main stem that is well established. Crown reduce by 20% which will not exceed 2 meters in height or radius.  
**Location:** Plank House, Wyke Street, Gillingham, Dorset, SP8 4NA.  
**North Dorset District Council has no objection to the works specified.**

## Planning Committee Meeting Minutes – 12<sup>th</sup> March 2018

### 518. Tree Works Decisions continued:

#### c. Application No: 2/2018/0134/CATREE

**Proposal:** T1 - Maple Crown reduce by 2m T2 - Cherry - Crown reduce by 1.5m T3 - Purple Plum - Crown reduce by 2m T4 - Maple - Crown reduce by 1.5m.

**Location:** Dunquin, Wyke Road, Gillingham, Dorset, SP8 4NG.

**North Dorset District Council has no objection to the works specified.**

#### d. Application No: 2/2018/0135/TPTREE

**Proposal:** T1 - Douglas Fir - Remove; tree is dropping branches and has outgrown the garden.

**Location:** 3 The Oaks, Common Mead Lane, Gillingham, Dorset, SP8 4SW.

**GRANTED**

### 519. Planning Applications:

#### a. Application No: 2/2018/0082/FUL

**Proposal:** Erect 1 No. holiday lodge and form 2 No. parking spaces.

**Location:** Whistley Farm, Whistley Lane, Milton-on-Stour, SP8 5PT.

#### **COMMENTS:**

Cllr Walsh informed the meeting that the applicant is eligible to apply for government grant funding through The Rural Payments Agency LEADER fund. Cllr Walsh explained that he is a member of The LEADER Executive Board which considers applications, therefore, in the interest of transparency, he would leave the room during the discussion and consideration of the application.

*Cllr Walsh left the room at 7.35pm. Cllr Mrs Pothecary chaired the meeting during the Chairman's absence.*

Cllr Mrs Hunt informed the meeting that Whistley Farm already has two detached holiday lodges and a converted barn. Cllr Mrs Hunt stated that the existing enterprise is sustainable and the proposed additional lodge will ensure the long-term viability of the farm. Cllr Mrs Hunt expressed her support for the proposal and stated that Whistley Farm is set in a wonderful location where tourism should be encouraged. Cllr Mrs Hunt informed the meeting that she was aware that concerns have been raised regarding the public right of way and suggested that any recommendation should be subject to approval by the Rights of Way Officer.

Cllr Von Clemens referred to the North Dorset Local Plan Part One and stated that in his opinion the application meets the criteria set out in Policy 31. Cllr Von Clemens explained that the proposed holiday lodge will be close to the existing holiday lodges and linked to the existing services. Cllr Von Clemens informed the meeting that the applicant has provided figures to support the proposal and he has no objections to the application.

Cllr Mrs Pothecary stated that there are no immediate neighbours that will be adversely impacted. Cllr Mrs Pothecary stated that she has visited the holiday lodges and expressed her support for the enterprise.

Cllr Mrs Pothecary invited Mrs Messer, Rights of Way Liaison Officer, to speak.

Mrs Messer informed the meeting that Footpath No. N64/25 crosses the site and this has not been marked on the submitted plans, or mentioned within the application. Mrs Messer requested clarification, and stated that the route is popular with walkers and if not clearly marked this could lead to confusion. Mrs Messer informed the meeting that online pages detailing the walking route have had over 9,000 hits on the Walkers are Welcome website. Mrs Messer expressed the importance of having a clear understanding of the proposed route for pedestrians and vehicles.

Cllr Mrs Hunt stated that it is a lovely route which will be popular with visitors to the holiday lodges.

## Planning Committee Meeting Minutes – 12<sup>th</sup> March 2018

### 519. Planning Applications continued:

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

*Cllr Walsh returned to the room at 7.43pm.*

#### **RECOMMENDATION:**

Gillingham Town Council has no objections to the application.

#### **b. Application No: 2/2018/0142/HOUSE**

**Proposal:** Erection of greenhouse

**Location:** Langham House, Langham Lane, Gillingham, SP8 5NX.

#### **COMMENTS:**

Cllr Evill stated that he could see no planning reasons to object to the application.

Cllr Mrs Potheary stated that in her opinion the victorian design was appropriate and would not affect neighbour’s amenity, therefore she had no objections to the application.

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

#### **RECOMMENDATION:**

Gillingham Town Council has no objections to the application.

#### **c. Application No: 2/2018/0174/HOUSE**

**Proposal:** Erect two storey and single storey rear extensions (demolish existing single storey rear extension).

**Location:** 8 Turners Lane, Gillingham, SP8 4BG.

#### **COMMENTS:**

Cllr Mrs Potheary asked if there has been any objections from the neighbours.

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

Cllr Von Clemens stated that the footprint of the proposed two storey extension is only slightly larger than the footprint of the existing conservatory. Cllr Von Clemens stated that in his opinion the proposed roof-lights would not be intrusive.

Cllr Frith referred to the proposed roof-lights and raised concerns that light pollution may have an impact on the neighbouring property.

Following the discussion, Cllr Von Clemens proposed that ‘**Gillingham Town Council has no objections to the application**’, Cllr Evill seconded, the majority voted in favour of the proposal. Cllr Frith abstained from voting. **RESOLVED**

#### **RECOMMENDATION:**

Gillingham Town Council has no objections to the application.

#### **d. Application No: 2/2018/0165/HOUSE**

**Proposal:** Erect single storey side extension.

**Location:** 7 Lodbourne Green, Gillingham, SP8 4EH.

#### **COMMENTS:**

Cllr Mrs Potheary asked if there has been any objections from the neighbours.

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

## Planning Committee Meeting Minutes – 12<sup>th</sup> March 2018

### 519. Planning Applications continued:

The Chairman invited Mrs Shields, the applicant, to speak.

Mrs Shields informed the meeting that the property is set in a large corner plot, well away from any neighbouring properties.

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

#### **RECOMMENDATION:**

Gillingham Town Council has no objections to the application.

#### e. **Application No:** 2/2018/0231/HOUSE

**Proposal:** Erect single storey rear extension (demolish conservatory).

**Location:** 13 Cordery Gardens, Gillingham, SP8 4RJ.

#### **COMMENTS:**

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

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

Cllr Mrs Potheary stated that the proposed single storey extension will be subservient to the existing dwelling and she had no objections to the proposal.

Cllr Robinson stated that the footprint of the proposed extension will be very similar to the footprint of the existing conservatory and in his opinion the proposal will improve and enhance the property.

Following the discussion, Cllr Mrs Potheary 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.

### 520. Tree Works Applications:

#### a. **Application No:** 2/2018/0188/TPTREE

**Proposal:** T1 - Conifer - Fell - to allow more light into the garden as it is quite a confined space.

T2 - Birch - Reduce crown by up to 2m - to allow more light into the garden as it is quite a confined space. T3 - Birch - Reduce crown by up to 1.5m - to allow more light into the garden as it is quite a confined space.

**Location:** 11 Sorrel Way Gillingham Dorset SP8 4TP.

#### **COMMENTS:**

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

Mr Drew stated that the trees cannot be seen from Sorrell Way and there is a very limited view from Pound Lane therefore, in his opinion, the proposed works will not affect the public amenity in any way.

The Chairman asked if there were any objections to the application.

There were no objections.

## **Planning Committee Meeting Minutes – 12<sup>th</sup> March 2018**

- 521. To receive and consider a report from Cllr Mrs Hunt following her attendance at the Parish and Town Planning Session, hosted by Dorset Councils Partnership, on Thursday 8th March 2018.**

Cllr Mrs Hunt informed the meeting that she had attended the Planning Session with Cllr Harris on 8<sup>th</sup> March and stated that the event was interesting and informative. Cllr Mrs Hunt explained that the session had covered the different types of applications and relevant material planning considerations. Cllr Mrs Hunt expressed the importance of giving reasons for supporting an application as well as reason for objection to an application. Cllr Mrs Hunt stated that the session had also covered the new ICT system and the General Data Protection Regulations (GDPR). *Details of the session were circulated to members prior to the meeting.*

- 522. To receive and consider information regarding Footpaths in Gillingham.**

There was nothing to report.

- 523. To receive and consider a report from the Conservation Area Working Party.**

Cllr Mrs Hunt referred to the Gillingham Conservation Area Appraisal Document and informed members that she had attended a meeting with Dr John Porter to discuss how the Gillingham Museum project can link into the appraisal document. Cllr Mrs Hunt stated that work is ongoing and the working party are currently working on the photographic section of the document.

- 524. 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.

There were no matters pertinent.

**Closure.** The meeting closed at 7.55pm.