



GILLINGHAM TOWN COUNCIL

PLANNING COMMITTEE

The Town Hall, School Road, Gillingham, Dorset SP8 4QR
Tel: 01747 823588 Email: GTC@gillinghamdorset-tc.gov.uk

Minutes of an interim meeting of the **Planning Committee** held on **Monday 26th March 2018 commencing** at 8.10pm in The Jubilee Room, Town Hall, School Road, Gillingham.

Present: Cllr Mrs V Pothecary (Deputy Chairman),
Cllr Mrs A Beckley, Cllr R Evill, Cllr A Frith, Cllr Miss N Purkis,
Cllr J Robinson and Cllr B Von Clemens.

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

525. To receive apologies for absence.

Apologies were received from Cllr D Walsh (Chairman), Cllr Mrs S Cullingford, Cllr Mrs S Hunt and Cllr S Joyce.

526. Declarations of Interest - Members are required to comply with the requirements of Section 27 of the Localism Act 2011 discloseable pecuniary interests.

There were no declarations of interest.

527. Planning Applications:

a. Planning Application No: 2/2018/0081/FUL

Proposal: Erect community sports facility/clubhouse.

Location: Land at E 381650 N 126815, Hardings Lane, Gillingham, Dorset.

COMMENTS:

Cllr Mrs Pothecary informed the meeting that the committee would not be considering the application as Gillingham Town Council is the applicant. Cllr Mrs Pothecary informed the meeting that a letter of objection has been received and circulated to all councillors for information. Cllr Mrs Pothecary 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. Cllr Mrs Pothecary advised the meeting that comments can be made directly to North Dorset District Council online at <https://planning.north-dorset.gov.uk/online-applications/>

527. Planning Applications continued:

b. Planning Application No: 2/2018/0237/FUL

Proposal: Erect 3 No. dwellings, form vehicular and pedestrian access and 3 No. parking spaces.

Location: Land at E3 80629 N 127902, Peacemarsh Road to Bowridge Hill - Lane, Colesbrook, Dorset.

COMMENTS:

Cllr Mrs Beckley stated that the site is currently fenced off and is not visible from the highway. Cllr Mrs Beckley stated that in her opinion the applicant has made a good effort to ensure the proposals comply with the aims of the Conservation Area. Cllr Mrs Beckley stated that she has read the comments submitted by the neighbours and asked for clarification regarding the proposed method of heating.

Cllr Mrs Pothecary invited the applicant, Mr Sean Gibson, to speak.

Mr Gibson stated that he was considering the use of air source heat pumps.

Cllr Von Clemens referred to the comments submitted by the Tree and Landscape Officer and stated that in his opinion there is a strong need for an Arboricultural Method Statement to include the following:

- Clarity on schedule of tree works.
- Tree Protection Plan.
- Schedule of Arboricultural Supervision.
- Landscape design proposals.
- Landscape Maintenance covering a minimum 5-year period.

Cllr Von Clemens stated that to date two comments have been submitted from neighbours, one of which is asking for more information.

Cllr Von Clemens reminded members that the application falls within the Colesbrook Conservation Area. Cllr Von Clemens stated that a lot of hard work went in to the production of the appraisal document and members should be mindful of this when looking at any applications in conservation areas.

Cllr Von Clemens stated that in his opinion great care has been given to ensure that the proposed development is sympathetic to the area. Cllr Von Clemens stated that the applicant has positioned the parking area to the rear of the proposed building in order to plant a hedge at the front of the properties which, in his opinion, will enhance and improve the street scene. Cllr Von Clemens informed the meeting that the proposed parking is compliant with policy.

Cllr Von Clemens informed the meeting that at present the site is a yard for a commercial business and in his opinion the proposed domestic use will improve and enhance the area.

Cllr Von Clemens referred to the proposed building materials and raised concerns over the proposed red brick, which he felt would not be totally in keeping with the conservation area. Cllr Von Clemens stated that the pallet of materials is limited within the conservation area, and there are limited examples of red brick within Colesbrook. Cllr Von Clemens stated that the Colesbrook Conservation Area Appraisal Document makes it clear that the preferred material is that of natural stone and therefore, in his opinion, the proposed building material should be reconsidered in order to fit in with the neighbouring properties which are constructed of natural stone with some red brick edging.

Cllr Mrs Pothecary welcomed the application and stated that three small properties would be more in keeping with the Conservation Area than one larger property, and would provide affordable accommodation.

527. Planning Applications continued:

Cllr Mrs Pothecary referred to the comments made online regarding the alignment with the neighbouring properties, and stated that by moving the proposed dwellings further back from the road to increase the depth of the front gardens, would result in the loss of parking spaces at the rear.

Following the discussion, Cllr Mrs Beckley 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.

c. Planning Application No: 2/2018/0258/FUL

Proposal: Erect 1 No. dwelling and form 2 No. parking spaces.

Location: Land at, Old Fir Tree Inn, Peacemarsh Road, Gillingham, Dorset.

COMMENTS:

Cllr Mrs Pothecary reminded members that the application falls within the Colesbrook Conservation Area.

Cllr Von Clemens expressed the importance of ensuring that the character of Colesbrook is not adversely effected, and reminded members that the aims of the Colesbrook Conservation Area Appraisal document should be taken into consideration. Cllr Von Clemens raised concerns over the proposal to park vehicles at the front of the proposed property and stated that in his opinion this will detract from the street scene. Cllr Von Clemens stated that parking provision would be far better placed at the rear of the building where there is sufficient space to easily accommodate vehicles.

Cllr Von Clemens raised concerns over the proposal to incorporate a feature window in the north elevation which, in his opinion, would not be in keeping with the Conservation Area. Cllr Von Clemens stated that in his opinion the proposed window is not in keeping with the rural nature of the area, particularly to the rear of the site which has limited sources of light. Cllr Von Clemens stated that the full height glazing, has the potential to allow significant levels of light to spill from the building and this would spill directly to the north of the site onto the field beyond. Cllr Von Clemens explained that the proposed window would result in an overly urbanising feature and would also draw undue attention to the full height glazing feature on the northern elevation at night. Cllr Von Clemens stated that the applicant may well intend to use curtains, and to some degree this could moderate the level of light spill; however, in his opinion the full height glazing would still be very noticeable at night even with the use of curtains. Cllr Von Clemens stated that he could not support the inclusion of the proposed feature window on the north elevation.

Cllr Von Clemens referred to the proposed weather boarding and stated that although some weather boarding can be seen in parts of the conservation area, it is very limited and is not a preferred material. Cllr Von Clemens stated that he would prefer the proposed weather boarding to be painted and not left as a natural wood.

Cllr Mrs Beckley agreed with Cllr Von Clemens and reminded members that the committee had previously supported the outline planning application. Cllr Mrs Beckley referred to the proposed window on the north elevation and stated that in her opinion the window is out of keeping with the character of the neighbouring cottages.

Cllr Evill stated that he has no objections to a dwelling on the site but in his opinion the design needs a re-think in order to comply with the aims of the Conservation Area.

Cllr Mrs Pothecary invited Mr Paul Bastable to speak.

Mr Bastable informed the meeting that he was speaking on behalf of the applicant and that she would be happy to make any necessary changes to the design of the building.

527. Planning Applications continued:

Cllr Von Clemens stated that he had no objections to the proposed building other than the window on the north elevation.

Following a discussion Cllr Von Clemens proposed that **“Gillingham Town Council has no objections to the erection of the dwelling, on the condition that the parking area is re-positioned to the rear of the property and the window on the north elevation is re-designed in order to reduce the levels of light spill and respect the character of the Colesbrook Conservation Area.”** Cllr Frith seconded, the vote was unanimous.

RECOMMENDATION:

Gillingham Town Council has no objections to the erection of the dwelling, on the condition that the parking area is re-positioned to the rear of the property and the proposed window on the north elevation is re-designed in order to reduce the levels of light spill and respect the character of the Colesbrook Conservation Area.

Closure. The meeting closed at 8.30pm