



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 9th April 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 Pothecary (Deputy Chairman), Cllr Mrs A Beckley, Cllr R Evill, Cllr A Frith, Cllr Mrs S Hunt, Cllr S Joyce, Cllr Miss N Purkis and Cllr J Robinson.

Also Present: Mrs Julie Hawkins, Committee Clerk.
3 members of the public.

Prior to the start of the meeting the Chairman reminded members that they must consider material Planning considerations and should provide good sound planning reasons when considering a planning application. The Chairman informed members that he will organize training for committee members which will cover the new National Planning Policy Framework (NPPF). *Details to follow.*

528. Apologies:

Apologies were received from Cllr Mrs S Cullingford, Cllr B Von Clemens and Mrs S Messer, Rights of Way Liaison Officer.

529. To approve the minutes of the meeting held on the 12th March 2018 and the Interim meeting held on 26th March 2018.

Proposed by Cllr Frith, seconded by Cllr Mrs Pothecary and agreed by five voting members that **“the minutes of the meeting held on 12th March 2018 and the interim meeting held on 26th March 2018 are approved as correct records of the meetings”**. The Chairman duly signed the minutes. **RESOLVED.** Cllr Joyce abstained from voting as he was not present at the meetings.

530. Questions: There were no questions.

531. 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 disclosable pecuniary interests. Cllr Mrs Pothecary declared a personal interest in Planning Application No. 2/2018/0342/FUL as she is a Vice President of North Dorset Rugby Football Club.

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532. Planning Application Decisions from NDDC:

- a. **Application No:** 2/2017/1541/FUL **Date Registered:** 3 January 2018
Location of Development: Public Conveniences, High Street, Gillingham, Dorset, SP8 4RZ.
Description of Development: 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.
GRANTED
- b. **Application No:** 2/2018/0174/HOUSE **Date Registered:** 5 February 2018
Location of Development: 8 Turners Lane, Gillingham, SP8 4BG.
Description of Development: Erect two storey and single storey rear extensions (demolish existing single storey rear extension).
GRANTED
- c. **Application No:** 2/2018/0055/DCC **Date Registered:** 5 January 2018
Location of Development: Gillingham Sewage Treatment Works, Common Mead Lane, Gillingham, Dorset, SP8 4RE.
Description of Development: 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.
GRANTED
- d. **Application No:** 2/2018/0082/FUL **Date Registered:** 17 January 2018
Location of Development: Whistley Farm, Whistley Lane, Milton-on-Stour, SP8 5PT.
Description of Development: Erect 1 No. lodge and form 2 No. parking spaces.
GRANTED
- e. **Application No:** 2/2017/1884/FUL **Date Registered:** 22 November 2017
Location of Development: Bleet Farm, Bleet Lane, Gillingham, SP8 5RG.
Description of Development: Demolish existing dwelling and erect 1 No. replacement dwelling.
REFUSED
- f. **Application No:** 2/2018/0142/HOUSE **Date Registered:** 29 January 2018
Location of Development: Langham House, Langham Lane, Gillingham, SP8 5NX.
Description of Development: Erection of greenhouse.
GRANTED
- g. **Application No:** 2/2017/1974/VARIA **Date Registered:** 12 December 2017
Location of Development: Flat 1, Claud House, Newbury, Gillingham, Dorset, SP8 4HZ.
Description of Development: Change of use from retail unit to dwelling. (Variation of condition No 4 - Vehicle proof barrier from planning permission 2/2016/0232/FUL to allow a taller fence).
GRANTED
- h. **Application No:** 2/2017/1936/FUL **Date Registered:** 22 January 2018
Location of Development: Wyke Farm Dairy, Dry Lane, Gillingham, Dorset, SP8 5NR.
Description of Development: Erect extension to agricultural barn.
GRANTED
- i. **Application No:** 2/2017/1664/FUL **Date Registered:** 18 October 2017
Location of Development: Lloyds Bank Plc, High Street, Gillingham, SP8 4AQ.
Description of Development: Proposed 3 storey residential unit to the East of Lloyds Bank and a single 1.5 storey detached 2 bed dwelling to the rear of Lloyds Bank + associated parking and landscaping.
GRANTED

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532. Planning Application Decisions from NDDC continued:

- j. Application No:** 2/2017/1995/FUL **Date Registered:** 12 February 2018
Location of Development: 3 Lodden, Gillingham, SP8 4JY
Description of Development: Erect 1 No. dwelling, modify vehicular access and form parking.
GRANTED

Cllr Mrs Beckley referred to Planning Application No. 2/2017/1884/FUL and asked why the application had been refused.

The Chairman informed the meeting that the application had been refused by North Dorset District Council for the following reasons:

'The proposal for replacement dwelling, by reason of its excessive size and massing representing an increase of around 70% over and above the dwelling as well as its inappropriate siting, orientation and design including excessive glazing would result in a visually intrusive development that would lead to substantial harm the character and appearance of the surrounding rural landscape. The proposal would therefore be contrary to North Dorset Local Plan Part 1 (2011-2031) Policies 4, 24 and 28.

In the absence of a suitable replacement, the proposal would lead to the loss of a non-designated heritage asset contrary to North Dorset Local Plan Part 1 (2011-2031) Policy 5 and Section 12 of the National Planning Policy Framework.

Insufficient information in respect of bat survey has been provided to properly assess the proposal contrary to North Dorset Local Plan Part 1 (2011-2031) Policy 4'.

533. Tree Works Decisions:

- a. Application No:** 2/2018/0188/TPTREE
Location: 11 Sorrel Way, Gillingham, Dorset, SP8 4TP.
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.
GRANTED
- b. Application No:** 2/2018/0236/CATREE
Location: Felthams, School Lane, Milton-on-Stour, Gillingham, Dorset, SP8 5QD.
Proposal: T1 - Cherry - Crown reduce by 2m. T2 - Pear – Remove.
North Dorset District Council has no objections to the proposal.
- c. Application No:** 2/2018/0157/TPTREE
Location: Kendall's Cottage, Kendall Lane, Milton-on-Stour, SP8 5QA.
Proposal: T1 - Common Oak - Crown reduction to 14m in height and spread of 7m N-S-EW to reduce wind loading due to root disease. T2 - Common Ash - Fell due to being a low-grade specimen.
REFUSED
- d. Application No:** 2/2015/7334/DDTREE
Location: Newbury Gardens, Gillingham, Dorset, SP8 4HG
Proposal: T2 - Ash – Fell.
GRANTED

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533. Tree Works Decisions continued:

e. Application No: 2/2018/0140/CATREE

Location: Plank House, Wyke Street, Gillingham, Dorset, SP8 4NA

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.

North Dorset District Council has no objections to the proposal.

Cllr Evill referred to Application No. 2/2018/0157/TPTREE and asked why the application had been refused.

The application has been refused by North Dorset District Council for the following reason:

'This application has been refused as the Council considers there to be insufficient information, at present, to support the proposed reduction works to T1 Oak and the removal of T2 Ash. Both of these trees are considered an important feature when accessing the village along this rural approach on Milton Lane. A planning application recently withdrawn (2/2017/1062/FUL) included the applied for works and concerns were raised about the loss of amenity at that time. The reduction works to T1 have again been proposed due to the presence of a principle wood decaying fungus (Fistulina hepatica), however no further diagnostic information has been provided to support this proposal. As stated in the consultee comments under the planning application; F.hepatica is generally a slow-acting fungus that causes brown staining of wood, with little or no loss of strength until a late stage of degradation. Because of this slow decay advancement, the presence of F.hepatica rarely presents a significant hazard until it has colonised the tree for many years. Further investigation into the extent of stem weakening should be ascertained if the applicants are concerned about the safety of the tree and proximity to the existing house. This tree is considered likely to be over 250 years old with some veteran features already present. The proposed crown reduction in conjunction with the proposed intrusion into the root protection area, shown in the tree protection plan AA/TPP- 20.11.17, is considered likely to put the tree under further stress and hasten its decline. The loss of T1-Ash was noted as regrettable within the recent planning application but the past insensitive crown lifting works were acknowledged, as was its position in the middle of the site. It was stated that if the case officer felt minded to approve an alternative scheme at this site, suitable mitigation should be put forward to replace this tree as part of any soft landscaping proposals. No alternative scheme has yet been put forward and the replanting proposed has been tied to the possible submission of a new application for development. The resubmission of a new planning application cannot be guaranteed; therefore, whilst there is no justified reasoning to support the removal of this prominent tree, the council considers it necessary to refuse its removal.'

534. General Permitted Development (for information only).

a. Reference No: 2/2018/0373/STAUND

Location: Land at B3081 - West Bourton Road to Westbrook Road Gillingham Dorset

Proposal: Proposed work under Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015. The proposed works involves the installation of transfer/replacement of 4 services pipes, lay approximately 1015 metres of 63 mm PE80 SDR11 and reinstatement of the working area as work progresses.

Cllr Frith asked whether the road will be resurfaced following the work.

The Chairman stated that he would discuss the matter with the County Highways Authority.

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535. Planning Applications:

a. Planning Application: 2/2018/0342/FUL

Proposal: Erect storage building (remove existing lorry van bodies and sheds).

Location: North Dorset Rugby Football Club, Longbury Hill Lane, Gillingham, SP8 5SY

COMMENTS:

The Chairman invited Mr Tim Rose, the applicant, to speak.

Mr Rose outlined the proposal and stated that the building will tidy up the area and provide better security.

Cllr Joyce asked what materials will be used externally.

The Chairman informed the meeting that it is proposed to use polyester coated galvanised steel roofing and cladding.

Cllr Joyce asked for details of the proposed colour scheme.

Mr Rose confirmed that the proposed colour scheme will match the existing clubhouse.

Cllr Mrs Hunt expressed her support for the proposal and stated that in her opinion it will tidy up the area.

Following the discussion, Cllr Walsh proposed that ‘**Gillingham Town Council has no objections to the application**’, Cllr Evill seconded and six members supported the proposal. Cllr Mrs Potheary abstained from voting as she had declared a personal interest. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

536. Tree Works Applications:

a. Application No: 2/2018/0366/TPTREE

Location: 7 Barnaby Mead Gillingham Dorset SP8 4AL

Proposal: T1: Macrocarpa - Fell. Pushing against garden wall. T2: Willow - Re-pollard to same points.

COMMENTS:

Members agreed that the decision should be delegated to the Tree and Landscape Officer at North Dorset District Council.

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

There was nothing to report.

538. To receive a request for a bollard at Footpath 87, Hawthorne Avenue, Gillingham.

The Chairman invited local resident, Mr Hillier, to speak.

Mr Hillier explained that he lived close to the footpath and informed the meeting that the footpath is a popular walking route and used on a regular basis by parents and children. Mr Hillier explained that the footpath is often obstructed by vehicles which makes it difficult for people using prams and other mobility equipment. Mr Hillier stated that a no parking sign has been erected but this has not helped the problem and vehicles are still parking on the footpath. Mr Hillier asked the council to support the request for a bollard.

Cllr Mrs Potheary stated that if a bollard is erected it is important to ensure that it has a florescent band.

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538. To receive a request for a bollard at Footpath 87, Hawthorne Avenue, Gillingham.

The Committee Clerk informed the meeting that the footpath is a definitive right of way and therefore the Dorset County Council Rights of Way Officer would need to arrange for a bollard to be erected and this would conform with Highway Authority standards. The Committee Clerk explained that the residents are asking the Town Council to support their request for a bollard and there would be no cost to Gillingham Town Council.

Following the discussion, Cllr Mrs Potheary proposed that ‘**Gillingham Town Council supports the request for the installation of a bollard at Footpath No. 87, Hawthorne Avenue**’, Cllr Frith seconded, the vote was unanimous. **RESOLVED**

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

Cllr Mrs Hunt informed members that a working party meeting had been held on 22nd March. Cllr Mrs Hunt stated that Mr Ben Drew, Gillingham Tree Warden has agreed to join the working party and will be helping to compile information regarding the trees and landscape within the proposed Gillingham Conservation Area. Cllr Mrs Hunt took the opportunity to thank Mr Drew for his offer of help. Cllr Mrs Hunt explained that the working party is collating information for the Gillingham Conservation Area Appraisal document with the help of representatives from Gillingham Museum and she took the opportunity to thank Dr John Porter and Mr Sam Woodcock for their valued assistance.

The next working party meeting will be held on Thursday 26th April at 2pm.

540. **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 they must abide by the Town Council’s Code of Conduct and must not meet developers or applicants on their own, stressing that there must always be an officer present.

Closure. The meeting closed at 8.05pm.