



GILLINGHAM TOWN COUNCIL

PLANNING COMMITTEE

The Town Hall, School Road, Gillingham, Dorset SP8 4QR
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Minutes of an interim meeting of the **Planning Committee** held on **Monday 23rd April 2018 commencing** at 8.10pm in The Jubilee Room, Town Hall, School Road, Gillingham.

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 S Joyce, Cllr Miss N Purkis, Cllr J Robinson and Cllr B Von Clemens.

In attendance: Mrs Julie Hawkins, Planning Committee Clerk.
Cllr M Gould and Cllr M Hill, non-members.
Nine members of the public.
One member of the press.

541. To receive apologies for absence.
No apologies were received.

542. 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.

543. Planning Applications:

a. Planning Application: 2/2017/1266/FUL

Proposal: Erect 2 No. buildings comprising 6 No. units for flexible uses as Shops, Restaurants and cafes, and Hot food takeaway (Classes A1, A3 and A5), and 5 No. dwellings. Form vehicular access, parking spaces, landscaping and associated infrastructure (demolish existing building).

Location: Land adjacent to, The Harwood Retail Centre, Station Road, Gillingham, Dorset.

COMMENTS:

The Chairman invited local resident, Mrs Yate to speak.

Mrs Yate asked for clarification regarding the amendments and raised concerns over the proposed height of Building A, which will still be higher than the adjoining retail building. Mrs Yate raised concerns over the traffic implications and asked what changes had been put in place to address the previous safety concerns. Mrs Yate informed the meeting that the ground level was raised during the building of the adjoining retail units and asked if the spoil will be removed prior to construction of Phase 2.

543. Planning Applications continued:

The Chairman invited local resident Mr Bidmead to speak.

Mr Bidmead raised concerns over the number of proposed parking spaces and asked why there is a need for restaurants and cafes in the area. Mr Bidmead referred to the proposed take-away and raised concerns over possible noise and disturbance to local residents late at night.

The Chairman invited local resident Mr Pike to speak.

Mr Pike informed the meeting that he lives to the rear of the site and in his opinion, his family would be effected by the development more than anyone. However, Mr Pike stated that either Gillingham moves forward or it stagnates. Mr Pike stated that the amendments are not the applicant's preferred option and improvements have been added to the proposed one-way system following objections to the previous application. Mr Pike stated that if the site is left undeveloped it could result in residential units being built in the future and the opportunity to attract new retail business to the town will be lost. Mr Pike referred to the proposed access deck at the rear of Building A and asked whether glass screening could be added to reduce noise.

The Chairman invited the applicant, Mr Tizzard to speak.

Mr Tizzard informed the meeting that amendments have been made to address the previous concerns raised by councillors and members of the public. Mr Tizzard stated that development of retail units is risky in the current climate, as the internet has taken over. Mr Tizzard stated that the proposed types of units are the right type to ensure that occupiers will come to Gillingham. Mr Tizzard stated that linear High Streets are a thing of the past and it is now necessary to develop mixed use areas including take-aways. Mr Tizzard stated that at the present time Gillingham is too small to attract national retail stores but the town is growing and the population will be increasing from 11,000 to approximately 20,000. Mr Tizzard stated that developers must build what is required, and high visibility cluster buildings are what businesses want. Mr Tizzard stated that the shape of the site is difficult and the proposals are the best available option.

Mr Tizzard informed the meeting that the height of the proposed building has been reduced and in his opinion the proposal is acceptable in a town centre location. Mr Tizzard reminded members that the government encourages developers to build up, as land is scarce. Mr Tizzard stated that a whole storey has been removed, and an acoustic fence and landscaping has been added.

Mr Tizzard stated that the proposed one-way system will exit onto Newbury only, however it will provide a pedestrian link between the High Street and the station. Mr Tizzard stated that a traffic consultant has been employed and has stated that there will be no significant increase in traffic at Newbury. Mr Tizzard stated that, if the council thought it necessary, he would agree to a restriction on delivery hours. Mr Tizzard stated that in his opinion the proposals were in line with the North Dorset Local Plan and the Gillingham Neighbourhood Plan which state that town centres should have a better mix of retail. Mr Tizzard stated that the proposed apartments are in a sustainable location being within easy walking distance of the railway station. Mr Tizzard referred to the concerns raised by Mrs Yate regarding the ground level and confirmed that the spoil will be removed so that the proposed building could be built at the original ground level.

The Chairman explained that outline permission has already been granted and the application is a reserved matters application to determine the detail. The Chairman stated that Gillingham is a growing town and he supported economic growth, however it is important that the right development is in the right place.

The Chairman referred to the proposed access onto Newbury and informed the meeting that the County Highways Authority has recommended refusal of the application for the following reason:

543. Planning Applications continued:

The formation of a vehicular link from the retail park onto Newbury is considered to be both unnecessary and potentially dangerous. This link would create a point of conflict with road users, in particular pedestrians. This route would be used by school children crossing from Hardings Lane into the site and would introduce unwanted turning movements by the junction of Hardings Lane with Newbury.

This section of Newbury is regularly congested at the school finishing time in the afternoon as cars and buses pass through it, often coming to a stand-still. School children cross through these stationary or slow-moving vehicles with little or no available visibility. The proposal would only serve to exacerbate this situation.

Hence, the County Highway Authority recommends that permission be REFUSED for the following reasons:

- *The use of the proposed exit from the development onto Newbury would be likely to increase the conflict of traffic movements close to an existing junction resulting in additional hazard and inconvenience to all users of the road, particularly pedestrians.*
- *Details of the development, as submitted, do not meet with the requirements of the County Highway Authority and if carried out in this manner would be likely to endanger road safety, or result in other highway problems.*

Cllr Mrs Potheary reiterated her support for the regeneration of the area and stated that it is important to enhance and develop the area, however, she raised concerns over the proposed junctions at Newbury and at Station Road. Cllr Mrs Potheary stated that in her opinion the proposal will exacerbate the existing traffic congestion in Newbury. Cllr Mrs Potheary stated that the proposed junction is opposite a very busy junction and the area becomes extremely congested with school buses and vehicles trying to negotiate the limited parking availability at the nearby doctor's surgery. Cllr Mrs Potheary stated that the area at Newbury is busy with school children and pedestrians, and in her opinion the proposals will result in an increase in danger to pedestrians and road users. Cllr Mrs Potheary stated that whilst she likes to encourage commerce and small businesses to the town, she could not support the current application as in her opinion the benefits do not outweigh the harm. Cllr Mrs Potheary stated that everyone wants nice shops and restaurants but a balanced approach needs to be taken. Cllr Mrs Potheary suggested that a market square design could be investigated.

Cllr Von Clemens stated that in his opinion the town must develop and it is important to encourage and support the local economy, however any development must work in harmony with the town. Cllr Von Clemens concurred with Cllr Mrs Potheary and raised concerns over the increased risk of danger to pedestrians and road users.

Cllr Von Clemens referred to proposed Building B and raised concerns over the close proximity to Blackmore Vale House, which is a Grade II Listed Building. Cllr Von Clemens stated that the requirements of the National Planning Policy Framework (NPPF) and the Local Plan state that unless it can be clearly justified that there is substantial public benefit resulting from the development, which outweighs the harm or loss to a designated heritage asset, then the application should be refused. Cllr Von Clemens stated that in his opinion the proposed design does not give clear justification.

Cllr Evill stated that in his opinion the proposal is an improvement on the previous application but he still had concerns over the proposed access onto Newbury.

Cllr Robinson stated that the height of the proposed building has only been reduced by 2.5m and in his opinion the building will be too overbearing. Cllr Robinson stated that his previous comments regarding the highway issues remain unchanged.

543. Planning Applications continued:

Cllr Frith raised concerns regarding traffic safety and in particular the increase in danger to children walking to school. Cllr Frith stated that the sensible thing to do would be to work with the owners of the entrance to the adjoining retail unit (The Original Factory Shop) to create one shared entrance off of Station Road.

The Chairman stated that the development must be right, beneficial and safe, and in his opinion the proposed road links are dangerous.

The Chairman summarised the comments and explained that the committee will need to consider whether the benefits significantly and demonstrably outweigh the harm.

Following the discussion, Cllr Walsh proposed that "**Gillingham Town Council objects to the amended application**". Cllr Von Clemens seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council objects to the amended application, as presented, for the following reasons:

- The proposed exit onto Newbury is too close to the junction with Harding's Lane and will exacerbate existing traffic congestion. Vehicles using this stretch of road at Newbury include many school buses. Pedestrians using this area include many school children as well as people visiting the nearby doctor's surgery. The junction is considered to be 'too tight' for delivery Lorries to exit safely and the increase in traffic at this point will result in an increase in danger to road users and pedestrians.
- An increase in traffic at the junction with Station Road will exacerbate existing traffic congestion in this area and increase the danger to road users and pedestrians at this point.
- Insufficient turning areas have been allowed for delivery vehicles.
- The development proposed would result in the amenities that are currently enjoyed by the existing dwellings at Lanark Villas, Harwood Cottages, Harwood House and Blackmore Vale House being adversely affected. The scale and height of the proposed development will have a poor relationship with these properties and have an overbearing and damaging effect upon the present outlook from habitable rooms and rear gardens.
- The design and layout of the proposed development will result in overlooking and overshadowing of adjoining properties.
- The height of the proposed buildings will be dominant and over-bearing and will result in a development which will be visually damaging to the area and in particular the adjoining Listed Building, Blackmore Vale House.

b. Planning Application: 2/2018/0294/FUL

Proposal: Erect 1 No. replacement dwelling and 3 bay garage/tool-store (demolish existing dwelling and outbuildings) amended scheme to 2/2016/1661/FUL to install 4 No. roof-lights to garage.

Location: Glendon Farm, Mapperton Hill, Milton-on-Stour, Gillingham, Dorset, SP8 5QD

COMMENTS:

Cllr Mrs Hunt stated that the garage is large but will fit in with the proposed farmhouse which will be a prestigious building. Cllr Mrs Hunt stated that she could see no planning reasons on which to object to the amended scheme.

Cllr Mrs Cullingford stated that in her opinion the proposals are good for Milton-on-Stour and it will be good to see the property being occupied by a family.

543. Planning Applications continued:

Following a discussion, Cllr Mrs Hunt 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.

c. Planning Application: 2/2018/0353/FUL

Proposal: Erect 1 No. dwelling and form parking spaces (demolish garage block) amended scheme to Planning Permission 2/2014/1619/FUL to move dwelling to provide access to the rear and create maintenance strip.

Location: Garage Block to the rear of Lodbourne Terrace, Gillingham, Dorset.

COMMENTS:

Cllr Von Clemens informed the meeting that the application was retrospective. Cllr Von Clemens stated that the previous proposal showed the boundary wall of the proposed dwelling to be a lot closer to the boundary fence and in his opinion the amended proposal allows for a service gap and fits much better within the site.

Following a discussion, Cllr Von Clemens proposed that “**Gillingham Town Council has no objections to the application**”. Cllr Mrs Pothecary seconded, the vote was unanimous. **RESOLVED.**

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

d. Planning Application: 2/2018/0352/FUL

Proposal: Erect 2 No. dwellings, modify vehicular access and form parking spaces (demolish garage block) amended scheme to 2/2014/1631/FUL to revise the layout of the dwellings to accommodate the required route access to electrical sub-station.

Location: Garage block rear of 11 and 12 Matthews Place, Gillingham, Dorset.

COMMENTS:

Cllr Von Clemens stated that in his opinion the amended proposals were an improvement on the previous scheme.

Cllr Mrs Pothecary stated that there is a desperate need for more homes and expressed her support for the application.

Following a discussion, Cllr Von Clemens proposed that “**Gillingham Town Council has no objections to the application**”. Cllr Mrs Pothecary seconded, the vote was unanimous. **RESOLVED.**

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

e. Planning Application: 2/2018/0390/HOUSE

Proposal: Erect two storey extension.

Location: Thorngrove Lodge, Common Mead Lane, Gillingham, Dorset, SP8 4RE

COMMENTS:

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

Mrs Scutt outlined the proposals and explained that the footprint of the proposed two storey extension will be 2m further out than the existing single storey extension which it will replace. Mrs Scutt informed the meeting that the proposed extension will be constructed using natural stone which will be in keeping with the existing dwelling.

543. Planning Applications continued:

Cllr Mrs Potheary stated that in her opinion the previous improvements made to the property are stunning and of a high quality.

Cllr Mrs Beckley stated that in her opinion the proposal will add a further improvement to the property.

Cllr Walsh stated that the property is an asset at the entrance to the town.

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

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

f. Planning Application: 2/2018/0427/HOUSE

Proposal: Erect two storey extension with single storey link to existing garage. Install 2 No. dormer windows on garage roof (south-west elevation).

Location: North Lodge, Wavering Lane West, Gillingham, SP8 5NH

COMMENTS:

The Chairman invited the applicant, Mr Hopton, to speak.

Mr Hopton outlined the proposal and explained that the proposed extension will be at the rear of the property so will not be visible from the public highway. Mr Hopton stated that the proposal will be in keeping with the existing dwelling and there will be no visual impact on neighbours.

Cllr Joyce asked if the applicant intended to use UPVC framed windows.

Mr Hopton stated that the existing dwelling has UPVC windows but the intention is to use timber framed windows on the proposed extension and eventually replace all the existing UPVC window frames with timber.

Cllr Evill stated that the proposed extension is subservient and sympathetic and he had no objections to the application.

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

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

Closure. The meeting closed at 8.57pm