



# 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 14<sup>th</sup> May 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 Mrs V Pothecary (Deputy Chairman),  
Cllr Mrs A Beckley, Cllr R Evill, Cllr A Frith, Cllr S Joyce, Cllr Miss N Purkis  
and Cllr B Von Clemens.

**Also Present:** Mrs Julie Hawkins, Committee Clerk.  
Cllr Mrs Donna Toye, non-member.  
Mrs S Messer, Rights of Way Liaison Officer.  
Mr Alex Sciarretta, Taylor Wimpey.  
Mr Adam Davis, Taylor Wimpey.  
Mr Robert Lofthouse, Associate Planning, Savills.  
Mr and Mrs P Franks and one members of the public.

- 544. Apologies:**  
Apologies were received from Cllr D Walsh (Chairman), Cllr Mrs S Cullingford, Cllr Mrs S Hunt and Cllr J Robinson.
- 545. To approve the minutes of the meeting held on the 9th April 2018 and the Interim meeting held on 23rd April 2018.**  
Proposed by Cllr Von Clemens, seconded by Cllr Joyce and agreed by all voting members that **“the minutes of the meeting held on 9th April 2018 and the interim meeting held on 23rd April 2018 are approved as correct records of the meetings”**. The Chairman duly signed the minutes.  
**RESOLVED.**
- 546. Questions:** There were no questions.
- 547. 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.

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### 548. Planning Application Decisions from NDDC:

- a. **Application No:** 2/2018/0231/HOUSE **Date Registered:** 16 February 2018  
**Location of Development:** 13 Cordery Gardens, Gillingham, SP8 4RJ  
**Description of Development:** Erect single storey rear extension (demolish conservatory).  
**GRANTED**
- b. **Application No:** 2/2018/0165/HOUSE **Date Registered:** 1 February 2018  
**Location of Development:** 7 Lodbourne Green, Gillingham, SP8 4EH  
**Description of Development:** Erect single storey side extension.  
**GRANTED**
- c. **Application No:** 2/2017/1977/FUL **Date Registered:** 15 December 2017  
**Location of Development:** Old Town Gallery, 5 High Street, Gillingham, SP8 4AN  
**Description of Development:** Change of use of property to a house in multiple occupation for up to 10 people.  
**GRANTED**
- d. **Application No:** 2/2017/1978/LBC **Date Registered:** 15 December 2017  
**Location of Development:** Old Town Gallery, 5 High Street, Gillingham, SP8 4AN  
**Description of Development:** Change of use of property to a house in multiple occupation for up to 10 people and carry out associated internal and external alterations.  
**GRANTED**
- e. **Application No:** 2/2018/0237/FUL **Date Registered:** 21 February 2018  
**Location of Development:** Land at E3 80629 N 127902, Peacemarsh Road to Bowridge Hill Lane, Colesbrook, Dorset.  
**Description of Development:** Erect 3 No. dwellings, form vehicular and pedestrian access and 3 No. parking spaces.  
**REFUSED**

### 549. Planning Applications:

#### a. Planning Application No: 2/2018/0483/REM

**Proposal:** Erect 90 No. dwellings with garages, bin / cycle store, building to house electricity sub-station and associated infrastructure, including play areas and public open space. (Reserved Matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2014/0968/OUT).

**Location:** Land to the East of Lodden Lakes, New Road, Gillingham, Dorset.

**COMMENTS:**

Cllr Von Clemens referred to the proposed affordable housing and stated that although the proposal is in-line with the policies of the NPPF, Paragraph 65 states:

*'Where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups'.*

Cllr Von Clemens stated that he is disappointed that the application proposes the very minimum number of required houses (9 being 10%) and expressed the importance of providing affordable housing for Gillingham's young people, so that they remain in the town to maintain a vibrant and healthy community. Cllr Von Clemens informed the meeting that the average house price in Gillingham as of May 2018 is £288,463 and the lack of affordable housing is a sad reflection on the development.

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### 549. Planning Applications continued:

Cllr Von Clemens referred to the proposed play areas and raised concerns over the proposed use of wood. Cllr Von Clemens explained that the site is wet and although not in the flood zone, parts of the site abuts the flood zone, and from experience of other play areas in Gillingham, wood is an extremely expensive option for the town council if it takes over the future maintenance of the play areas. Cllr Von Clemens explained that wooden play equipment in other parts of Gillingham has had to be decommissioned because it rots and this is at a cost to the tax payer. Cllr Von Clemens also raised concerns over the proposed metal slide which is south facing and therefore may be too hot to use safely on sunny days. Cllr Von Clemens referred to the proposed play tunnel and stated that in his opinion this piece of equipment is unadvisable as it would be the perfect cover for anti-social behaviour. Cllr Von Clemens raised concerns over the on-going cost to the tax payer should the proposed play areas be approved.

Cllr Von Clemens expressed the importance of good connectivity in the town and raised concerns over the absence of a river-side path connecting the site to the other sites and facilities in the town. Cllr Von Clemens stated that a lot of discussions have taken place about good connectivity but in his opinion, this seems to be lacking in the application.

Cllr Von Clemens informed the meeting that the Highways Authority has made many comments, some of them on the proposed parking provision within the site - **APPENDIX A**. Cllr Von Clemens stated that the issues raised concerned him, as parking is a big problem in all areas. Cllr Von Clemens stated that parking on the roads will result in narrowing of the roads and this could well lead to issues with access for the emergency services. Cllr Von Clemens stated that in several areas on the site the road widths fail to meet the 5meter standard, and in his opinion, this will result in issues which will be exacerbated by parked cars.

Cllr Von Clemens stated that he supports the southern extension of the town and believes that housing is needed to ensure that Gillingham continues to grow and thrive, but it must be the right type of build to meet local needs. Cllr Von Clemens stated that regrettably he is unable to support the application, as presented, and he will be disappointed if North Dorset District Council grants permission for the application, as presented.

Cllr Mrs Beckley stated that the need for affordable housing is great, therefore it would be good to see an increase in the number of affordable homes, however she understood that the proposal is in line with the figures stipulated in the National Planning Policy Framework. Cllr Mrs Beckley referred to the proposed road lay-out and stated that in her opinion the turnings are too narrow and further consideration needs to be given to the width of the proposed highway.

Cllr Joyce concurred with the list of recommendations submitted by the Highways Agency. Cllr Joyce referred to the design of the proposed dwellings and stated that he would like to see a greater variation of the materials and suggested that the applicants consult the Gillingham Town Design Statement.

The Chairman invite Cllr Mrs Toye, non-member, to speak.

Cllr Mrs Toye referred to the existing established hedgerow which crosses the site and asked if the hedgerow will be lost.

Cllr Mrs Toye raised concerns over drainage and asked whether permeable paving could be incorporated into the development.

Cllr Mrs Toye stated that in her opinion the proposed number of parking spaces will be inadequate and suggested that flats could be built which incorporate parking spaces underneath.

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### 549. Planning Applications continued:

Cllr Miss Purkis raised concerns over the proposed number of affordable homes and stated that the reduction from 32 homes to 9 is a dramatic decrease.

The Chairman informed the meeting that a site visit had taken place which enabled members to have a better understanding of the site. Members looked at the existing hedgerows and trees as well as seeing first-hand how wet the site is. The Chairman stated that following the site visit she could see the logic behind the location of the proposed play area but is also mindful of the wet ground conditions and can understand the concerns raised over the use of wooden play equipment.

The Chairman invited Mr Robert Lofthouse to speak on behalf of the applicants.

Mr Lofthouse outlined the application and the proposed affordable housing. Mr Lofthouse explained that the proposed affordable homes will be built by Taylor Wimpey and transferred to a registered provider / housing association who will then manage and maintain the properties. Mr Lofthouse explained that the district council will expect 70% of the houses to be affordable rental accommodation (rent that is less than 80% of the local market rent) and 30% of the properties to be shared ownership. Mr Lofthouse stated that it is not viable for Taylor Wimpey to provide any more than the specified number of affordable homes.

Mr Lofthouse referred to the proposed play areas (1 x LAP and 1 x LEAP) and stated that he would be happy to consider any designs suggested by the town council.

Mr Lofthouse referred to the comment made regarding connectivity and explained that it is not a requirement of the outline planning conditions to provide a river-side path running north to south, however if this is an aspiration of the town council then this could potentially be accommodated within the area of flood plain. Mr Lofthouse referred to the existing footpath crossing the site and informed the meeting that Taylor Wimpey will be working with the Rights of Way Officer who has recommended that the public footpath is diverted via the entrance to the site.

The Chairman invited Mrs Sheila Messer to speak.

Mrs Messer stated that there are anti-social behaviour issues with narrow footpaths passing between six-foot-high fences and recommended that the footpath is re-directed in line with the recommendations of the Rights of Way Officer. Mrs Messer referred to the lack on connectivity shown on the plan and informed the meeting that a river-side path will be an important route to St. Mary's Primary School and beyond. Mrs Messer emphasized the importance of a river-side path at this location as it will enable children to walk to the primary school and to Gillingham School safely.

Mr Lofthouse referred to the concerns raised over parking and stated that Taylor Wimpey will be meeting with the District Council to go through all the points raised by the County Highway Authority in **APPENDIX A**.

Cllr Mrs Potheary emphasized the importance of ensuring the roads are wide enough to accommodate parked cars and emergency vehicles.

Cllr Von Clemens informed Mr Lofthouse that Fire appliances vary in width dependent upon the County / Fire Service.

Mr Lofthouse referred to the Gillingham Town Design Statement and stated that he will take on board the comments made and look at alternative materials.

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### 549. Planning Applications continued:

Mr Lofthouse referred to the concerns raised over the possible loss of the hedgerow and informed the meeting that an ecological survey has been carried out and Taylor Wimpey will try to retain as much of the existing hedgerow as possible, however it will be necessary to create gaps in the hedgerow at certain points.

Mr Lofthouse referred to the suggested use of permeable surface material and explained that due to the clay surface it is not possible to use this method for drainage. Mr Lofthouse explained that detailed drainage schemes will be supplied in consultation with the Environment Agency.

Following a discussion Cllr Von Clemens proposed that "**Gillingham Town Council objects to the application, as presented**". Cllr Miss Purkis seconded the proposal.

Cllr Evill made an amended proposal that "**Gillingham Town Council has no objections to the application subject to the necessary amendments being made as recommended by the County Highways Authority, and amended designs for the play areas being submitted**". Cllr Mrs Beckley seconded the proposal.

The Chairman asked members to vote on the amended proposal. Four voting members supported the amended proposal, two voting members voted against the amended proposal. **RESOLVED**

#### **RECOMMENDATION:**

Gillingham Town Council has no objections to the application subject to the necessary amendments being made as recommended by the County Highways Authority, and amended designs for the play areas being submitted.

### b. **Planning Application No:** 2/2018/0414/FUL

**Proposal:** Erect office building and store (retrospective).

**Location:** The Old Barn, Bleet Lane to New Road, Madjeston, SP8 5JH

#### **COMMENTS:**

The Chairman outlined the application and informed the meeting that the Environment Agency has raised some concerns over the location of the building.

Cllr Miss Purkis stated that she was disappointed to see that the application is retrospective and suggested that a planning condition is set which will tie the building to the residential property.

Cllr Von Clemens expressed his disappointment in retrospective applications but stated that he could understand the confusion with planning law which is complicated and easily misinterpreted. Cllr Von Clemens stated that the building has been in place for several years and the planning portal shows a great deal of local support for the application, however the concerns raised by the Environment Agency must be considered.

Cllr Von Clemens informed the meeting that the Environment Agency has made the following comments:

*'Bearing in mind our initial advice, had the applicant consulted us on the existing building proposal, prior to its construction, we would not have supported the scheme. Therefore, as this is a retrospective application we would be willing to accept the existing building provided that the applicant now provides an adequate floodplain compensation scheme on a level-for-level basis.*

*Whilst the FRA mentions the need to provide level-for-level compensation, to mitigate for the ground raising and indicates that there is land where this could be achieved, it does not go so far as to provide the assessment. Therefore, the applicant must provide further details as to how much and where the compensation can be delivered, as without floodplain compensation we will maintain our objection on flood risk grounds'.*

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### 549. Planning Applications continued:

Cllr Von Clemens stated that the applicants run a local business which brings employment to the area and as such, the council should do all it can to help, in order that the business can remain in Gillingham.

Cllr Von Clemens stated that he would support the application on the condition that the applicants take the advice of the Environment Agency and implement any requirements.

Cllr Joyce expressed the importance of listening to the advice of the Environment Agency as the building is situated on land which is at risk of flooding.

The Chairman stated that she had sympathy with the applicants but expressed the importance of complying with the law.

Following a discussion Cllr Von Clemens proposed that "**Gillingham Town Council has no objections to the application subject to floodplain compensation and approval by the Environment Agency**". Cllr Miss Purkis seconded the vote was unanimous. **RESOLVED**

#### **RECOMMENDATION:**

Gillingham Town Council has no objections to the application subject to floodplain compensation and approval by the Environment Agency.

#### **c. Planning Application No: 2/2018/0561/LBC**

**Proposal:** Remove structurally unsound timbers and replace to match original. Remove and replace existing leadwork flashings over oriel window and carry out associated internal and external alterations.

**Location:** Rawson Court, High Street, Gillingham, Dorset.

#### **COMMENTS:**

Following a discussion Cllr Von Clemens proposed that "**Gillingham Town Council has no objections to the application subject to approval by the Conservation Officer**". Cllr Frith seconded the vote was unanimous. **RESOLVED**

#### **RECOMMENDATION:**

Gillingham Town Council has no objections to the application subject to approval by the Conservation Officer.

#### **d. Planning Application No: 2/2018/0396/MODPO**

**Proposal:** Request to modify Planning Obligation of section 106 agreement dated 26 September 2017 made under Section 106 of the Town and Country Planning Act 1990, against Planning application number 2/2016/0049, Part 2 - Affordable housing, Planning Obligations 9, 10, 10.1 and 10.2 so that the Land East of Barnaby Mead is no longer bound by the obligations that relate to the mortgage and possession clause and the local connection on shared ownership homes.

**Location:** Land East of, Barnaby Mead, Gillingham, Dorset.

#### **COMMENTS:**

The Chairman informed the meeting that she had spoken to the case officer who had confirmed that the application has been made at the request of the housing association in order to comply with recent Homes England criteria which affects mortgage companies lending. The Chairman stated that the case officer has confirmed that there will be no reduction in the number of affordable homes.

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

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### 549. Planning Applications continued:

#### **RECOMMENDATION:**

Gillingham Town Council has no objections to the application.

### 550. Tree Works Applications:

#### **a. Application No: 2/2018/0585/TPTREE**

**Proposal:** T1 and T2 - Poplar - Fell as part of thinning of the group to encourage smaller Alder trees; T3 and T4 - Poplar - Crown lift lower laterals extending west over fence to 4m as supressing younger trees; Dogwood - coppice overgrown bushes overhanging and obstructing path.

**Location:** Rolls Bridge Rolls Bridge Lane Gillingham Dorset

#### **COMMENTS:**

The Chairman informed the meeting that as Gillingham Town Council is the applicant, the committee are unable to submit comments to North Dorset District Council.

The Chairman asked members of the public present if they wished to comment on the proposal. There were no comments.

### 551. To receive notification that in accordance with the Town and County Planning (Local Planning) (England) Regulations 2012 (Regulation 22) the following documents have been submitted to the Secretary of State:

Bournemouth, Dorset and Poole Mineral Sites Plan  
Bournemouth, Dorset and Poole Waste Plan

Copies of submission documents (prefix MSPSD and WPSD) are available to view online at the County Council's website via the following link [www.dorsetforyou.com/mineral-sites](http://www.dorsetforyou.com/mineral-sites)

### 552. To receive notification of the following Planning Appeal:

**Inspectorate's Ref:** APP/N1215/W/18/3193147

**Appeal by:** Mr and Mrs J Upshall

**Application No:** 2/2017/0425/FUL

**Location:** Land North of Aurora, Wessex Way, Gillingham, Dorset.

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

### 553. To receive and consider information regarding Footpaths in Gillingham.

Mrs Sheila Messer, Rights of Way Liaison Officer presented the report detailed at **APPENDIX B**.

Cllr Mrs Beckley referred to the improvement work at Frog Hollow and stated that the work carried out so far has already made a huge difference.

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

The Committee Clerk informed members that a working party meeting had been held on Thursday 26th April to discuss the production of the appraisal document for the Gillingham Conservation Area and explained that work is still ongoing.

### 555. **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.

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### 555. MATTERS PERTINENT TO THIS MEETING - continued.

#### a. The Chairman informed the meeting that the following Planning Appeal has been submitted:

**Inspectorate's Ref:** APP/N1215/W/18/3194748  
**Appeal by:** Forward Developments Ltd  
**Application No:** 2/2017/1423/FUL  
**Location:** Endcot, Station Road, Gillingham, Dorset, SP8 4PY  
**Proposal:** Erect 1 No. shop, extensions to existing dwelling and 4 No. new dwellings.

**Closure.** The meeting closed at 8.43pm.