



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 21st May 2018 commencing** at 8.00pm 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 Mrs S Hunt,
Cllr S Joyce and Cllr Miss N Purkis.

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

556. To receive apologies for absence.

Apologies were received from Cllr D Walsh (Chairman) who was attending a mayoral engagement, Cllr Mrs S Cullingford, Cllr J Robinson and Cllr B Von Clemens.

557. 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 discloseable pecuniary interests, however Cllr Joyce declared a personal interest in Application No. 2/2018/0481/FUL as he is known to the applicant.

558. Planning Applications:

a. Planning Application: 2/2018/0481/FUL

Proposal: Erect agricultural barn for the storage of machinery, implements and feed.

Location: Milton Farm Cottage, Milton-on-Stour to Wavering Lane - Road, Milton-on-Stour, SP8 5PX

COMMENTS:

The Chairman informed the meeting that sixteen letters of objection had been received.

The Chairman invited Mr Charles Montanaro to speak.

Mr Montanaro informed the meeting that he and his wife live in the neighbouring property, The Old House, and they will be directly affected by the application.

558. Planning Applications continued:

Mr Montanaro stated that the applicant has submitted 11 applications during the past eight years and outlined the history. He explained that he had not objected to all the previous applications and considered that the renovation work to the barn is good. Mr Montanaro stated that he accepted the need for the recently built garage and he has always tried to be reasonable by judging each application on its own merits.

Mr Montanaro referred to a set of photographs and images which had previously been circulated to members and expressed his objections to the application.

Mr Montanaro informed the meeting that the proposed six bay barn would be 30 metres long and 7.5 metres tall and raised objections to the size and scale.

Mr Montanaro referred to a previous application regarding the installation of a full height oak framed window which had been turned down on appeal, as the Planning Inspectorate considered the proposed window to be an overly urbanising feature which would not preserve or enhance the character or appearance of the Conservation area. He informed the meeting that despite the ruling, the window frame (minus the glass) has been installed.

Mr Montanaro explained that the proposed barn would directly face the Old House and as it would be positioned on elevated land, the barn would dominate and blight the view. Mr Montanaro informed the meeting that the site is 53 metres from the Old House barn, which is a grade 2 listed building and is within approximately 91 metres (100 yards) of another two listed buildings.

Mr Montanaro reminded members that the site is a small field of five hectares, which, in the past has grazed sheep for two weeks twice a year. He informed the meeting that there have been no sheep in the field this year and raised concerns over inconsistencies with past applications, and asked why the applicant needed a barn to store animal feed when he had no animals.

Mr Montanaro stated that in his opinion there is no need for a six-bay barn or any other building on the site and the proposed barn constitutes an overdevelopment of the site.

Mr Montanaro expressed concerns regarding restricted access to Footpath 63 and the repositioning of the Rights of Way marker post and asked the council to investigate these issues.

NB. These matters will be dealt with by the Dorset County Council Rights of Way Officer.

Mr Montanaro raised concerns over the increase in flood risk; the increase in danger to pedestrians using the public right of way; the detrimental impact to the Conservation Area and Listed Buildings; the lack of justification; the size and scale of the building; the future use of the building and the overdevelopment of the site. Mr Montanaro asked if the field could be designated as a permanent pasture to ensure that no future applications for buildings could be submitted.

The Chairman invited Mr Richard Jenkins to speak.

Mr Jenkins informed the meeting that his property adjoins the site and he will be directly affected by the proposed barn. Mr Jenkins provided photographic evidence of flooding in the area and raised concerns regarding over-development of the site, that in his opinion may increase the flood risk.

558. Planning Applications continued:

The Chairman invited Mr Gary Adlem to speak.

Mr Adlem informed the meeting that he was speaking on behalf of the applicant, Mr Richard Moore.

Mr Adlem referred to the concerns raised regarding the repositioning of the Rights of Way marker post and informed the meeting that his client was not responsible for moving the sign.

Mr Adlem explained that the applicant seeks permission for an agricultural barn reflective to the size of the holding of 12.5 acres in which it will stand. He stated that the proposed agricultural barn is modest in size, being only 215m², and he informed the meeting that a recent application has been approved in North Dorset for a barn of 450m² with the same size holding as his client's.

Mr Adlem informed the meeting that the design is considerate of the local vernacular and in keeping with outbuildings seen throughout North Dorset with the use of local natural materials. He stated that in his opinion the proposed barn does not constitute visual intrusion as it will be tucked behind trees and within the corner of the field on low ground. Mr Adlem stated that the proposed barn will be better than a steel frame building consisting of steel clad walls and roof and he explained that the barn will not be visible from the river bridge.

Mr Adlem referred to the concerns raised regarding the loss of habitats and informed the meeting that there is no evidence to support the objections and the applicant has commissioned an ecological report to support this.

Mr Adlem referred to the concerns raised regarding flooding and explained that the proposed barn will not flood as it is further than 20m away from the stream and will be higher than the cottage. He stated that the applicant has proved, in other planning applications, that the cottage does not flood.

Mr Adlem referred to the concerns raised regarding the increase in traffic to the site and informed the meeting that there will be a reduction in traffic movement as the equipment tractor will be stored within the barn, so will not be entering or leaving the field via the access track.

Mr Adlem informed the meeting that the applicant intends to live at the property with his wife who works in Milton and his children who attend Milton Primary School. Mr Adlem stated that his client has spent a considerable amount of effort in creating a design that reflects a traditional building in the countryside rather than a steel frame building which is more common place on this kind of holding.

Ward member, Cllr Mrs Hunt gave the following verbatim report:

'The council has received many letters regarding this application and residents have raised some very valid objections.

The site is situated outside of Milton's settlement boundary, in open countryside, and objections have been raised regarding the detrimental impact on the countryside. Residents have stated that the proposed barn will be dominant in the landscape and will be visible from the much-used and very valued public footpath.

The Council has received letters raising concerns over the impact on wildlife, including birds, butterflies, great crested newts, otters and water voles, and we have also learnt of an active badger-set on the site.

558. Planning Applications continued:

The landscape character is protected by Policy 4 of the Local Plan which states that applicants should clearly demonstrate that the impact on the landscape has been mitigated. As presented, I believe, the application is contrary to Policy 4 of the North Dorset Local Plan.

The application is also subject to countryside policies where development will be strictly controlled, unless it is required to enable essential rural needs to be met. Insufficient information has been provided by the applicant in order to justify a need.

Many residents have raised concerns over flooding of the site. The site is immediately adjacent to a tributary of the River Stour and the area around the cottage has a history of flooding. I agree with the concerns raised regarding the proposed barn and associated hard-standing, which I believe, will exacerbate flood risk. Residents have also raised concerns over the possible contamination of the river, as large machinery will have to navigate the narrow track between the river and the cottage.

The storage of machinery will result in an increase in traffic movement and concerns have also been raised regarding the proposed entrance track which will run adjacent to the river and will need to be hard-surfaced in order to cope with heavy machinery

The council has also received letters of objection regarding the size and scale of the proposed barn. It is considered that the barn is out of scale with its surroundings, will be overly-dominant and visually damaging on the landscape and overbearing on the setting of the Conservation Area which is largely characterised by modest rural dwellings.

The proposed barn will be located close to the boundary with Sandsfoot Mead and will result in the loss of light and amenity, and will have an overbearing and damaging effect upon the present outlook from habitable rooms and the garden.

Milton Farm Cottage is located on the edge of the Milton-on-Stour Conservation Area. The Conservation Area is in place to protect the landscape character of the area and conserve heritage assets. The site is adjacent to The Old House which is a Grade II Listed building, and Milton Farm Cottage which is a non-designated locally-listed building. Concerns have also been raised about the detrimental impact upon the red-brick river bridge which is a local land-mark and considered by many to be a non-designated heritage asset. I believe that the proposal, as presented, is contrary to Policy 5 of the North Dorset Local Plan'.

Cllr Evill stated that some very valid points have been raised in the correspondence received from residents. Cllr Evill stated that in his opinion the size of the building in relation to the location, constituted an overdevelopment of the site, and an agricultural need for the barn had not been demonstrated by the applicant.

Cllr Mrs Beckley concurred with the concerns raised regarding safety of pedestrians using the footpath and stated that in her opinion there is insufficient room in which to manoeuvre large machinery.

The Chairman invited non-member Cllr Gould to speak.

Cllr Gould stated that in his opinion the proposed barn would be overbearing in the countryside.

Cllr Frith stated that it will be necessary to reinforce the existing track and any alterations to the riverbank will result in the displacement of water and an increased risk of flooding. Cllr Frith stated that in his opinion the angle of the proposed access will mean that large machinery will not be able to access the site safely.

Cllr Joyce stated that in his opinion the proposed barn was an over-development of the site.

558. Planning Applications continued:

The Chairman informed the meeting that should the case officer be mindful to approve the application, the District Councillor for Milton has requested that the application is considered by the Planning Committee at North Dorset District Council, rather than being decided under delegated powers. The Chairman stated that if the application is considered by the District Council's Planning Committee it is important that residents object on relevant planning issues and use good planning reasons. The Chairman summarized the comments and concerns raised and informed the meeting that the obstruction of the footpath is an enforcement issue which will need to be dealt with by the Rights of Way Officer at Dorset County Council.

Following the discussion, Cllr Mrs Hunt proposed that '**Gillingham Town Council objects to the application**', Cllr Frith seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council objects to the application for the following reasons:

- The proposed barn is out of scale with its surroundings and will have a poor relationship with neighbouring properties. The size and scale will have an overbearing and damaging effect upon the present outlook from habitable rooms and gardens of the neighbouring properties. By reason of its scale, bulk and position, which would be tight up to the site boundary, the proposal will have an unacceptable overbearing effect to the occupants of the neighbouring property, Sandsfoot Mead, thus jeopardising residential amenity.
- The proposed barn will be dominant and over-bearing and will result in a development which will be visually damaging to the Conservation Area and the neighbouring Listed Buildings of The Old House (List Entry 1324590), the Barn South East of the Old House (List entry No. 1110260) and Milton Farm Cottage which is an undesignated heritage asset.
- The proposed barn will overly urbanise the site and will not preserve or enhance the character or appearance of the Conservation area. The proposal is therefore contrary to Policy 5 of the North Dorset Local Plan Part 1.
- The proposed barn would be an assertive feature in the countryside and this visual intrusion would lead to substantial harm to the character and appearance of the surrounding rural landscape. The barn would dominate the views currently enjoyed by users of Footpath No. 63 and be detrimental to the view in to and out of the Conservation Area. The proposed barn would also significantly erode the rural qualities of the local landscape and it would contribute to the suburbanisation of the surrounding countryside.
- As presented, the application is contrary to Policy 4 of the North Dorset Local Plan which states that applicants should clearly demonstrate that the impact on the landscape has been mitigated.
- The proposal constitutes an over development of the site.
- Insufficient information has been provided to justify a need for the barn.
- The proposed development will have a negative effect on the habitat of the wildlife including birds, butterflies, great crested newts, fish and otters. The proposal will also have a detrimental effect on an active badger-set. The proposed track will run along the riverbank and be detrimental to the habitat of Water Voles which are protected in the UK under the Wildlife and Countryside Act, 1981, and classified as a Priority Species in the UK Biodiversity Action Plan.

558. Planning Applications continued:

- The proposal will result in an increased risk of contamination to the river, as large machinery will have to navigate a narrow track between the river and the cottage.
- The proposed barn and associated hard-standing will exacerbate flooding and result in an increase flood risk to Milton Farm Cottage and other neighbouring properties.
- The proposal to store agricultural machinery will result in an increase in traffic movement which in turn will increase the danger to pedestrians using the public right of way, Footpath No. 63.
- Larger machinery will be unable to access the site safely.
- The access track will need to be hard-surfaced which will be visually detrimental to the character of the Conservation Area and will adversely affect the setting of Milton Farm Cottage and the red-brick river bridge, which is considered to be a local landmark and undesignated heritage asset by local residents.

b. Planning Application: 2/2018/0554/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 and porch).

Location: Anfield, Pound Lane, Gillingham, Dorset, SP8 4NP

COMMENTS:

The Chairman informed the meeting that the previous application had been withdrawn and improvements have been made to the proposal following advice from the Case Officer.

The Chairman invited the applicant, Mrs Hannah Gibbons to speak.

Mrs Gibbons informed the meeting that the height of the roof has now been reduced and the design has been amended to bring the property in line with neighbouring dwellings. Mrs Gibbons explained that the reduction in height has been achieved as the property is on a slope so it is possible to step down into the proposed extension.

Cllr Evill stated that he had spoken against the original application and was pleased to see the amended proposals, which in his opinion, are an improvement.

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

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

c. Planning Application: 2/2018/0460/VARIA

Proposal: Erect two storey extension and a single storey extension (demolish existing single storey extension). (Variation of Condition No. 2 of Planning Permission No. 2/2017/1742/HOUSE to amend the materials of the two-storey extension).

Location: 42 Bay Road, Gillingham SP8 4EF

COMMENTS:

Cllr Joyce stated that he did not like the changes as it is the wrong setting for timber cladding.

Cllr Evill stated that in his opinion the proposals will not improve the dwelling, but he could see no planning grounds on which to object.

558. Planning Applications continued:

Following the discussion, Cllr Joyce proposed that '**Gillingham Town Council objects to the application**', Cllr Frith seconded.

An amended proposal was made by Cllr Mrs Hunt that '**Gillingham Town Council has no objections to the application**', Cllr Mrs Beckley seconded, four voting members, being the majority, supported the amended proposal.

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

Closure. The meeting closed at 8.43pm