



GILLINGHAM TOWN COUNCIL

PLANNING COMMITTEE

The Town Hall, School Road, Gillingham, Dorset SP8 4QR
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Minutes of the **Planning Committee** held on **Monday 13th August 2018** commencing at 7.30pm in The Jubilee Room, Town Hall, School Road, Gillingham.

Present: Cllr B Von Clemens (Chairman)
Cllr Mrs A Beckley, Cllr Mrs S Cullingford, Cllr R Evill,
Cllr A Frith, Cllr S Joyce, and Cllr J Robinson.

In attendance: Cllr M Gould, non-member.
Mrs Julie Hawkins, Town Clerk.
Forty-three members of the public.
One member of the press.

583. To receive apologies for absence.

Apologies were received from Cllr Walsh (Chairman), Cllr Mrs Pothecary (Deputy Chairman), Cllr Mrs Hunt (Mayor) and Cllr Miss Purkis. In the absence of the Chairman, Deputy Chairman and Mayor, the meeting was chaired by Cllr Von Clemens, Deputy Mayor. Cllr Von Clemens informed the meeting of the reasons for apologies. Cllr Evill proposed that "**the apologies for absence from Cllr Walsh, Cllr Mrs Pothecary, Cllr Mrs Hunt and Cllr Miss Purkis are accepted**" Cllr Mrs Beckley seconded and the vote was unanimous. The reasons for absence were duly recorded in the attendance register. **RESOLVED**

584. To approve the minutes of the meeting held on the 9th July 2018 and the interim meeting held on 23rd July 2018.

Proposed by Cllr Mrs Beckley, seconded by Cllr Robinson and agreed by all voting members that "**the minutes of the meeting held on 9th July 2018 and the interim meeting held on 23rd July 2018 are approved as correct records of those meetings**". The Chairman duly signed the minutes. **RESOLVED.**

585. Questions:

There were no questions.

586. Declarations of Interest

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 pecuniary interests. Cllr Joyce declared a personal interest in Planning Application No. 2/2018/0886/FUL and 2/2018/0908/FUL as he is known to the applicant.

587. Planning Application Decisions from NDDC:

- a. **Application No:** 2/2018/0081/FUL **Date Registered:** 7 March 2018
Location of Development: Land at E381650 N126815, Harding's Lane, Gillingham, Dorset.
Description of Development: Erect community sports facility/clubhouse.
GRANTED
- b. **Application No:** 2/2018/0765/ADV **Date Registered:** 1 June 2018
Location of Development: 3-6 The Parade, Lodbourne Green, Gillingham, SP8 4EG
Description of Development: Erect 1 No. internally illuminated fascia sign, 1 No. internally illuminated hanging sign and 1 No. non-illuminated wall mounted sign.
GRANT OF CONSENT TO DISPLAY AN ADVERTISEMENT

588. Appeal Decisions:

- a. **Application No:** 2/2017/1423/FUL **Date Registered:** 31 August 2017
Appeal Ref: APP/N1215/W/18/3194748
Location of Development: Endcot, Station Road, Gillingham, Dorset SP8 4PY
Description of Development: Erect 1 No. shop, extensions to existing dwelling and 4 No. new dwellings.
Appeal: The appeal was made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The appeal was made by Forward Developments Ltd against the decision of North Dorset District Council.
APPEAL DISMISSED
- b. **Application No:** 2/2017/0425/FUL **Date Registered:** 3 March 2017
Appeal Ref: APP/N1215/W/18/3193147
Location of Development: Land adjoining Stour Croft, Wessex Way, Gillingham, Dorset SP8 4LX
Description of Development: Two storey bungalow raised from ground level to allow raised water level.
Appeal: The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The appeal is made by Mr and Mrs John Upshall against the decision of North Dorset District Council.
APPEAL DISMISSED

589. Planning Applications:

The Chairman informed the meeting that on 27th July 2018 the Gillingham Neighbourhood Plan was officially 'made' by North Dorset District Council, therefore the policies contained within the Gillingham Neighbourhood Plan document need to be taken into consideration when determining applications.

- a. **Application No:** 2/2018/0956/REM
Proposal: Erect 50 No. dwellings. (Reserved matters application to determine access, appearance, landscaping, layout and scale; following grant of Outline Planning Permission No. (2/2016/0149/OUT).
Location: Land East of, Barnaby Mead, Gillingham, Dorset
COMMENT:
The Chairman informed the meeting that Gillingham Town Council are consultees and can therefore, only make recommendations. The final decision will be made by the Local Planning Authority, North Dorset District Council.

589. Planning Applications continued:

During consideration of the application councillors raised the following concerns:

- The proposed access to the development was considered to be too restrictive.
- The proposed roads are considered to be too narrow and could restrict access by emergency vehicles.
- The increase in traffic may exacerbate the traffic problems at the junction of Barnaby Mead and the High Street.
- The design lacks character and is contrary to the Town Design Statement.
- The proposed number of houses was considered to be an overdevelopment of the site.
- The proposal will exacerbate existing problems with the sewerage system at Barnaby Mead.

The Chairman invited members of the public to speak.

Resident A informed the meeting that she would be directly affected by the proposed development and objected to the application on the grounds of overlooking, loss of privacy and noise. Resident A suggested the removal of plot numbers 44, 45, 46, 47, 48 and 50 to provide a buffer zone between the proposed development and Barnaby Mead. Resident A also raised concerns over inadequate drainage, the number of proposed houses and the increased number of vehicles using Barnaby Mead.

Resident B informed the meeting that she would also be directly affected by the proposed development and objected to the application on the grounds of overlooking, loss of privacy, loss of sunlight and visual intrusion which would harm the appearance of the surrounding rural landscape. Resident B also objected to the application on the grounds of overdevelopment of the site and the adverse impact on the mature hedgerow and boundary ditch.

Resident C objected to the application on the grounds of highway safety and informed the meeting that Barnaby Mead would be unable to cope with 125 houses with vehicle access onto the High Street. Resident C informed the meeting that the sewerage system currently in place is inadequate and the extra dwellings would exacerbate the existing problems.

Resident D asked if there would be a fence between the existing public open space and the proposed development. The Chairman informed the meeting that negotiations need to take place before details can be finalised.

Resident E informed the meeting that his property is situated adjacent to the eastern boundary and he raised concerns over surface water drainage. Resident E stated that the drainage ditch on the southern boundary of the site has not been shown on the plan and inadequate drainage could lead to the flooding of properties. Resident E referred to the hedgerow on the eastern boundary and informed the meeting that the hedgerow is wildlife sensitive. Resident E also raised concerns over surface water flooding on the western boundary of the site.

Resident F stated that the application should not be assessed in isolation and the wider issues of the town need to be taken into consideration. Resident F raised concerns over the parking of site vehicles during the construction phase and suggested that a condition is attached to any decision which prevents site vehicles from parking in Barnaby Mead and Bay Lane. Resident F also asked for a condition to prevent construction vehicles from using Bay Lane and Bay Road. Resident F referred to surface water drainage and requested that a survey of the area is carried out, and ongoing maintenance of the ditch on the eastern boundary is made a condition. Resident F asked for a Condition to be attached to any decision notice restricting the release of affordable homes. Resident F raised concerns over the biodiversity report and informed the meeting that the bat survey had concentrated on the site boundary and has not considered that bats forage on open grassland. Resident F referred to the Gillingham Neighbourhood plan and asked members to consider the information on pages 11 and 12.

589. Planning Applications continued:

Resident G raised concerns over the increase in traffic and parking problems, and suggested that a residents parking scheme could be implemented. The Chairman reminded councillors that only traffic issues relevant to the application could be taken into consideration when making a recommendation.

Following a discussion, Cllr Mrs Beckley 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 sewerage system currently in place at Barnaby Mead is inadequate and will be unable to cope with the additional dwellings.
- There will be an increased risk of surface water flooding which will result in an increase flood risk to adjoining properties in Barnaby Mead and Bay Lane.
- The proposed access and the proposed roads are too narrow to safely accommodate traffic, including emergency vehicles.
- Plot numbers 44 - 50 will overlook and overshadow the adjoining properties in Barnaby Mead resulting in a loss of privacy and an overbearing and damaging effect upon the present outlook from habitable rooms and gardens, thus jeopardising residential amenity.
- Plot number 9 will overlook the adjoining property known as Honeymead (formerly known as Bauhinia) resulting in a loss of privacy.
- The proposed housing density constitutes an over-development of the site.
- The proposed development will have a negative effect on the habitat of wildlife including bats that forage on open grassland.
- The proposed footpath link should be relocated to the western side of the proposed development in order to link into the schools and improve connectivity in line with Policy 12 of the Gillingham Neighbourhood Plan.
- The design of the proposed properties lack character and therefore the application is contrary to the Gillingham Town Design Statement.
- The proposal fails to provide details on the safeguarding and retention of the proposed affordable housing.

Cllr Gould informed the meeting that as a District Councillor he would request that the application is considered by the Planning Committee at North Dorset District Council.

b. Application No: 2/2018/0886/FUL

Proposal: Extend existing agricultural building.

Location: The Chymes, Westbrook Road, Gillingham, SP8 5DT

COMMENT:

Cllr Joyce informed the meeting that although the building has been listed as an agricultural building, it is in fact an apiculture building.

Councillors discussed the importance of supporting local businesses and the local economy, and considered the inclusion of a condition to tie the apiculture building to 'The Chimes'.

589. Planning Applications continued:

The Chairman invited the applicant to speak.

The applicant explained that the existing building is cramped and there is insufficient room for processing honey. The applicant informed the meeting that the proposal is to construct the building with block, external horizontal feather-edge timber cladding and a roof-covering of reclaimed plain clay tiles, which will sit well within the countryside.

Following the discussion, Cllr Robinson proposed that "**Gillingham Town Council has no objections to the application subject to a planning condition which will tie the business to the property known as The Chimes**". Cllr Evill seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council has no objections to the application subject to a planning condition which will tie the business to the property known as The Chimes.

c. Application No: 2/2018/0908/FUL

Proposal: Erect 2 No. dwellings, create new vehicular and pedestrian access and create 4 No. parking spaces.

Location: Land at E380629 N127902, Peacemarsh Road to Bowridge Hill - Lane, Colesbrook, Dorset.

COMMENT:

Councillors considered the design and positioning of the building and how the application would affect the Conservation Area. Councillors considered whether the Colesbrook Conservation Area is characterised by gaps in the built-up frontage to the lane. Councillors discussed whether the proposal is contrary to the aims of the Conservation Area Appraisal Document and whether the proposal would be an improvement to the current use.

Following the discussion, Cllr Mrs Cullingford proposed that "**Gillingham Town Council objects to the application, as the site is outside of the town boundary and the proposed infill of the gap is considered contrary to the Colesbrook conservation area appraisal guidance**". Cllr Frith seconded, four members voted in favour of the proposal, two members voted against the proposal, Cllr Mrs Beckley abstained from voting. The proposal was carried. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council objects to the application, as the site is outside of the town boundary and the proposed infill of the gap is considered contrary to the Colesbrook conservation area appraisal guidance.

d. Application No: 2/2018/0887/FUL

Proposal: Change of use and conversion of existing vacant building from offices into 8 No. residential dwellings. (Demolish rear extension).

Location: Churchbury House Queen Street Gillingham SP8 4DZ

COMMENT:

Councillors considered the proposed design, layout and materials. Concerns were raised over the proposed parking arrangements but it was agreed that the proposals are in line with Planning Policy. The Chairman informed the meeting that the Highways Authority has no objections to the application. It was agreed that the building is in a very poor state of repair and needs to be brought back into use to ensure it is protected from further decline. Councillors agreed that the proposals are a viable option which will enhance and improve the existing building.

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

- 590. To receive information from North Dorset District Council that a New Tree Preservation Order (TPO-599-2018) has been made at Milton Farm Cottage, Milton-on-Stour to Wavering Lane - Road, Milton-on-Stour, Dorset, SP8 5PX.**

There were no comments.

- 591. To receive and consider information regarding Footpaths in Gillingham.**

There was nothing to report.

- 592. To receive and consider a report from the Conservation Area Working Party.**

No meeting had taken place. There was nothing to report.

- 593. 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.**

There were no matters pertinent.

Closure. The meeting closed at 8.55pm