



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 **Tuesday 28th August 2018 commencing** at 8.30pm in The Jubilee Room, Town Hall, School Road, Gillingham.

These minutes do not constitute a true record until ratified by Full Council.

Present: Cllr Mrs V Pothecary (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,
and Cllr B Von Clemens.

In attendance: Mrs Julie Hawkins, Planning Committee Clerk.
Non-members Cllr Mrs D Toye and Cllr M Hill.
Nineteen members of the public.
One member of the press.

594. To receive apologies for absence.

Apologies were received from Cllr Walsh (Chairman) and Cllr Robinson. Cllr Mrs Pothecary informed the meeting of the reasons for apologies. Cllr Evill proposed that "**the apologies for absence from Cllr Walsh and Cllr Robinson are accepted**" Cllr Joyce seconded and the vote was unanimous. The reasons for absence were duly recorded in the attendance register. **RESOLVED**

595. 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.

596. Planning Applications:

a. Planning Application: 2/2018/1017/HOUSE

Proposal: Erect single storey garage extension.

Location: 2 Shaftesbury Road, Forest Deer, Gillingham, Dorset, SP8 5QL

COMMENTS:

Cllr Joyce asked if any objections had been received from neighbours.

The Chairman informed the meeting that to date she was unaware of any objections.

Cllr Von Clemens stated that the proposed materials will match, and the extension will be subservient to the existing garage.

596. Planning Applications continued:

Following the discussion Cllr Von Clemens 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.

b. Planning Application: 2/2018/0987/LBC

Proposal: Demolish existing rear single storey extension. Erect 1 No. single and 1 No. two storey extension, landscape proposals and carry out associated internal and external alterations.

Location: Sandley House, Sandley Lodge Access, Sandley, SP8 5DU

COMMENTS:

Following a discussion, members agreed that the proposals are sympathetic and will improve the property. It was noted that the proposed extension will be subservient and the proposed ridge line will be lower. Members agreed that the proposed landscaping will enhance the property.

Following a discussion Cllr Von Clemens 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: 2/2018/0986/HOUSE

Proposal: Erect 1 No. single storey, 1 No. two storey extension and landscaping proposals (demolish existing single storey extension).

Location: Sandley House, Sandley Lodge Access, Sandley, SP8 5DU

COMMENTS:

Following a discussion Cllr Von Clemens 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.

d. Planning Application: 2/2018/0984/FUL

Proposal: Erect 1 No. dwelling, form new vehicular and pedestrian access and 1 No. parking space.

Location: 2 Stour Meadows Gillingham SP8 4SG

COMMENTS:

Cllr Mrs Toye informed the meeting that she is not a member of the Planning Committee and is therefore able to represent the views of the local residents. Cllr Mrs Toye outlined the concerns and objections raised by the local residents.

The Chairman invited local residents to speak. One local resident spoke against the application.

During the discussion concerns were raised regarding overlooking, overdevelopment, access, the design, parking, and the possible damage to an Oak tree,.

Following the discussion Cllr Von Clemens proposed that "**Gillingham Town Council objects to the application and the Tree Officer is requested to consider protection of the Oak Tree**". Cllr Joyce seconded, the vote was unanimous. **RESOLVED**

596. **Planning Applications continued:**

RECOMMENDATION:

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

- The siting, scale, and height of the proposed development will result in an un-neighbourly form of development having a poor relationship with the neighbouring dwellings.
- The proposed dwelling will be in an elevated position and will have an overbearing and damaging effect upon the present outlook from habitable rooms and the rear gardens of Nos. 4, 6, 8, 10 and 12 Stour Meadows.
- The proposed development will be an overdevelopment of the site and incongruous with the area, which is characterised by dwellings situated in large plots with large gardens.
- Concerns regarding the proposed access.
- Concerns regarding the Oak Tree opposite the proposed access.
- The proposed application will run contrary to Policies 24 and 25 of the North Dorset Local Plan, Part 1.
- The proposed application will run contrary to Policies 56 and 17 of the National Planning Policy Framework.

Gillingham Town Council wish to request that the Tree Officer considers protection of the Oak tree situated opposite the proposed access.

e. **Planning Application:** 2/2018/0950/FUL

Proposal: Erect 1 No. dwelling, detached garage, create new vehicular access and 2 No. parking spaces.

Location: Eccliffe Cottage, Dunn's Lane, Eccliffe, SP8 5RE

COMMENTS:

The Chairman invited local residents to speak. Six local residents spoke against the application.

The Chairman invited the agent to speak. The agent outlined the proposal and addressed any questions that had been raised by members of the public.

During the discussion concerns were raised that the application site is outside of the town boundary, in open countryside and in an unsustainable location. Concerns were also raised regarding the detrimental effect on the historic and natural environment; the loss of a green-field site and the resulting damage to wildlife and wildlife habitats; insufficient justification of need and insufficient information regarding the proposed materials.

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

RECOMMENDATION:

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

- The proposed development site is outside of the settlement boundary and as such is within the open countryside. As there is no justifiable 'overriding need' for a dwelling at this location the application is considered to be contrary to Policy 20 of the North Dorset Local Plan Part 1.

596. Planning Applications continued:

- The proposal will be detrimental to the character and appearance of the countryside, and will have an unnecessary impact on the landscape; therefore the application is considered to be contrary to Policy 4 of the North Dorset Local Plan Part One and Para 17 of the National Planning Policy Framework.
- The proposed development site is in open countryside and not within easy reach of local services. The proposal will result in an unsustainable development which is considered to be contrary to Policy 1 of the North Dorset Local Plan Part One
- The proposed development is not required to enable essential rural needs to be met and is therefore considered to be contrary to Policy 2 of the North Dorset Local Plan Part One.
- The proposed development does not respect, conserve or enhance the natural environment and will have a detrimental effect on the landscape and on the habitat of the wildlife. The proposal is therefore considered to be contrary to Policy 4 of the North Dorset Local Plan Part One.
- The proposed development will be out of character with the historic setting of the area which is characterised by the sparsely developed narrow country lane and green open spaces between the properties.

Cllr Mrs Pothecary stated that in the absence of Cllr Walsh she will contact the District Council and ask for the application to be considered by committee if the case officer is mindful to approve the application.

597. Tree Applications:

a. Application No: 2/2018/1089/CATREE

Proposal: T1 - Ash - Reduce crown by approx. 1.5m and lift to achieve a 2m clearance from the neighbours roof and car port. T2 - Cherry Laurel - reduce height to below roof level. T3 - Buddleia - Remove and poison stump using eco-plugs. Various shrubs behind garage - trim away from guttering.

Location: Bells Cottage, Lyford's Lane, Gillingham SP8 4NJ

COMMENTS:

The Chairman invited Mr Ben Drew, Gillingham Tree Warden, to speak.

Mr Drew outlined the proposal and informed the meeting that he has no objections to the application.

Following the discussion Cllr Mrs Beckley proposed that "**Gillingham Town Council has no objections to the application**". Cllr Frith seconded, the majority supported the proposal. Cllr Mrs Cullingford and Cllr Joyce abstained from voting as they are known to the owners of the neighbouring property. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

b. Application No: 2018/0897/TPTREE

Proposal: G2 - Western Red Cedars - crown lift to remove 11 lower primary branches, crown reduction of upper lateral branches extending in easterly direction towards the pool. Shorten branches by up to 1.5m, cutting back to a suitable secondary growth point, retaining an easterly crown spread of 1.5m.

Location: The Summer House, Wyke Road, Gillingham, Dorset, SP8 5NS

597. Tree Applications continued:

COMMENTS:

The Chairman invited Mr Ben Drew, Gillingham Tree Warden, to speak.

Mr Drew outlined the proposal and informed the meeting that he has no objections to the application.

Following the discussion Cllr Mrs Beckley 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 9.39pm