



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 the **Planning Committee** held on **Monday 10th September 2018** commencing at 7.30pm in The Jubilee Room, Town Hall, School Road, Gillingham.

Present: Cllr D Walsh (Chairman), Cllr Mrs V Potheary (Deputy Chariman), Cllr Mrs S Hunt, Cllr B Von Clemens, Cllr Mrs A Beckley, Cllr Mrs S Cullingford, Cllr S Joyce and Cllr Miss N Purkis.

In attendance: Mrs Julie Hawkins, Town Clerk.
16 members of the public.
One member of the press.

598. To receive apologies for absence.

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

599. To approve the minutes of the meeting held on the 13th August 2018 and the interim meeting held on 28th August 2018.

Proposed by Cllr Von Clemens seconded by Cllr Mrs Cullingford and agreed by the majority of voting members that "**the minutes of the meeting held on 13th August 2018 and the interim meeting held on 28th August 2018 are approved as correct records of those meetings**". Cllr Walsh and Cllr Mrs Potheary abstained from voting as they were not present at the meetings. The Chairman duly signed the minutes. **RESOLVED.**

600. Questions:

There were no questions.

601. 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.

Cllr Joyce informed the meeting that he has a personal interest in Application No: 2/2018/1059/FUL as he is known to the applicant. Cllr Mrs Potheary referred to Application No: 2/2018/1170/DEM and informed the meeting that she lives opposite the site and therefore could have a pecuniary interest. The Chairman informed the meeting that he would explain the situation under Agenda Item 7a.

602. Planning Application Decisions from NDDC:

- a. **Application No:** 2/2018/0862/FUL **Date Registered:** 11 July 2018
Location of Development: 3 - 6 The Parade, Lodbourne Green, Gillingham, Dorset, SP8 4EG
Description of Development: Replace existing fire exit ramp with compliant ramp and handrails.
GRANTED

- b. **Application No:** 2/2018/0836/HOUSE **Date Registered:** 5 July 2018
Location of Development: Sunnyside, Martins Lane, Milton-on-Stour, SP8 5AD
Description of Development: Erect two storey extension to detached annex.
REFUSED

- c. **Application No:** 2/2018/0886/FUL **Date Registered:** 18 July 2018
Location of Development: The Chymes, Westbrook Road, Gillingham, SP8 5DT
Description of Development: Extend existing agricultural building.
GRANTED

- d. **Application No:** 2/2018/0618/HOUSE **Date Registered:** 20 June 2018
Location of Development: 13 Bay Road, Gillingham, SP8 4EF
Description of Development: Create vehicular access from road to drive way including drop kerb.
GRANTED

603. Tree Work Application Decision Notice:

- a. **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
GRANTED

604. Planning Applications:

- a. **Application No:** 2/2018/1170/DEM
Proposal: Demolition of 1 - St Martins House - 2.5 storey brick building with accommodation in the roof space, dual pitched clay tile roof and brick chimneys; 2 - Former St Martins Residential Care Home - a two-storey, U shaped brick building with a pitched, clay tile roof, flat-roofed dormer section, brick chimneys and UPVC windows; 3 - Bungalow - single storey and brick built with a pitched, clay tile roof, wooden window frames and plastic guttering; 4 - Outbuilding - Single storey stone building with a pitched, clay tile roof, partially collapsed with tiles missing and covered in foliage, as a result access is limited; and 5 - Low wall under 1m constructed from 1960's artificial stone located on the western boundary of the application site.

Location: St Martins, Queen Street, Gillingham, Dorset, SP8 4DZ

COMMENT:

The Chairman informed the meeting that Dorset County Council is applying to North Dorset District Council for determination as to whether the prior approval of the Local Planning Authority is required for the method of demolition and any proposed restoration of the site in respect of the buildings. The Chairman advised members that the application is not for consideration and is a decision that will be made on legal grounds only. The Chairman stated that if anyone wishes to make any comments regarding St Martin's House they should contact Mr Mark Osborne, Senior Estate Surveyor, Dorset County Council, Colliton Park, Dorchester, DT1 1XJ.

The Chairman invited Mr Sam Woodcock to speak.

604. Planning Applications continued:

Mr Woodcock spoke on behalf of Gillingham Local History Society and Gillingham Museum. Mr Woodcock outlined the history of St Martin's House and raised concerns and objections to the possible demolition of the building.

The Chairman invited local resident, Mr White to speak.

Mr White raised concerns and objections to the possible demolition of St Martins House and asked if the council would consider listing the building.

Cllr Mrs Potheary referred to Para. 132 of the National Planning Policy Framework and raised concerns and objections to the possible demolition of St Martins House. Cllr Mrs Potheary stated that the loss of St Martins House would have a detrimental impact on the neighbouring listed buildings and Conservation Area. Cllr Mrs Potheary informed the meeting that St Martins House is included under Policy 27 of the Gillingham Neighbourhood Plan which covers the protection of locally important heritage assets.

Following a discussion Cllr Walsh proposed that "**Gillingham Town Council should write to Dorset County Council to request that a public presentation and consultation is held in order to give local residents the opportunity to make comments on the future of St Martins House**", Cllr Mrs Potheary seconded, the vote was unanimous. **RESOLVED**

b. Application No: 2/2018/1059/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, Gillingham, SP8 5PX.

COMMENT:

The Chairman invited local resident, Mr Montanaro, to speak.

Mr Montanaro outlined his objections to the application.

The Chairman invited the agent, Mr Adlem to speak.

Mr Adlem outlined the proposal and referred to the Case Officer's report for the previous application.

Ward Member, Cllr Mrs Hunt outlined her concerns and objections.

Cllr Mrs Beckley informed the meeting that she had visited the site and noticed that concrete was being used to reinforce the riverbank. Cllr Mrs Beckley asked if the relevant permission had been obtained from the Environment Agency.

The Chairman informed the meeting that he would investigate the matter.

Members reiterated their concerns and objections that had been raised for the previous application (No. 2/2018/0481/FUL).

Following consideration of the application, Cllr Von Clemens proposed that "**Gillingham Town Council objects to the application**", Cllr Mrs Hunt seconded and the majority voted in favour. Cllr Joyce abstained from voting as he had declared a personal interest. **RESOLVED**

RECOMMENDATION:

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

604. Planning Applications continued:

- The application is contrary to Policy 20 of the North Dorset Local Plan Part One which states "*Development in the countryside outside defined settlement boundaries will only be permitted if: for any other type of development, it can be demonstrated that there is an overriding need for it to be located in the countryside*". Insufficient information has been provided to justify a need for the barn.
- 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.
- 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.
- 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.

604. Planning Applications continued:

- 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.

c. Application No: 2/2018/1050/FUL

Proposal: Erect 1 No. dwelling, create new vehicular access, parking and turning area (demolish existing garages).

Location: Avalon, Tomlins Lane, Gillingham, SP8 4BH

COMMENT:

Cllr Mrs Beckley informed the meeting that the Highways Authority (Transport Development Manager) has stated that alterations need to be made to the proposed access in order to maximise the available visibility onto Tomlins Lane.

During consideration of the application, members agreed that the proposals would result in an un-neighbourly dwelling and an over-development of the site. Members also raised concerns over insufficient parking, the proposed turning area and the visibility splay.

The Chairman invited a local resident to speak.

The local resident stated that he did not have any objections to a dwelling on the site but agreed with the concerns raised regarding the proposed access.

Following consideration of the application, Cllr Mrs Beckley proposed that "**Gillingham Town Council objects to the application**", Cllr Mrs Cullingford seconded and the majority voted in favour. **RESOLVED.** Cllr Mrs Potheary voted against the proposal.

RECOMMENDATION:

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

- Insufficient visibility splay.
- Insufficient parking and turning circle.
- Overdevelopment of the site.

d. Application No: 2/2018/1010/FUL

Proposal: Erect 1 No. detached hire depot building and external wash area unit.

Location: Land at Shaftesbury Road, Gillingham, Dorset

COMMENT:

Following consideration of the application, Cllr Joyce proposed that "**Gillingham Town Council has no objections to the application subject to landscaping and screening**", Cllr Mrs Potheary seconded the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council has no objections to the application subject to landscaping and screening.

605. To receive and consider information regarding Footpaths in Gillingham.

There was nothing to report.

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

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

607. 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.

- a) The Chairman informed the meeting that a Public Inquiry will be held at Gillingham Town Hall on 13th November at 10am for the appeal by ALDI Stores Ltd relating to the application to North Dorset District Council for the erection of a Class A1 food-store with associate access, car parking and landscaping. Members of the public may attend the inquiry and, at the Inspector's discretion, express their views. The Planning Inspectorate reference is APP/N1215/W/18/3195092.

Closure. The meeting closed at 8.26pm