



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 8th October 2018** commencing at 7.30pm 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 Potheary (Deputy Chairman),
Cllr Mrs S Hunt, Cllr Mrs A Beckley, Cllr Mrs S Cullingford,
Cllr R Evill, Cllr A Frith, Cllr S Joyce, Cllr Miss N Purkis and
Cllr J Robinson

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

612. To receive apologies for absence.

Apologies were received from Cllr D Walsh (Chairman) and Cllr B Von Clemens. Cllr Mrs Potheary informed the meeting of the reasons for apologies. Cllr Miss Purkis proposed that "**the apologies for absence from Cllr Walsh and Cllr Von Clemens are accepted**" Cllr Frith seconded and the vote was unanimous. The reasons for absence were duly recorded in the attendance register. **RESOLVED**

613. To approve the minutes of the meeting held on the 10th September 2018 and the interim meeting held on 24th September 2018.

Proposed by Cllr Mrs Beckley that "**the minutes of the meeting held on 10th September 2018 and the interim meeting held on 24th September 2018 are approved as correct records of those meetings**". Seconded by Cllr Joyce, the vote was unanimous. **RESOLVED.**

614. Questions:

There were no questions.

615. 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 declarations of interest. Cllr Joyce informed the meeting that he has a personal interest in Application No: 2/2018/1259/HOUSE as he is known to the applicant.

616. Planning Application Decisions from NDDC:

- a. **Application No:** 2/2017/1266/FUL **Date Registered:** 13 September 2017
Location of Development: Land Adjacent To, The Harwood Retail Centre, Station Road, Gillingham, Dorset.
Description of Development: Erect 2 No. buildings comprising 6 No. units for flexible uses as Shops, Restaurants and cafes, and Hot food takeaway (Classes A1, A3 and A5), and 4 No. dwellings. Form vehicular access, parking spaces, landscaping and associated infrastructure (demolish existing building).
GRANTED
- b. **Application No:** 2/2018/1017/HOUSE **Date Registered:** 23 July 2018
Location of Development: 2 Shaftesbury Road, Forest Deer, Gillingham, Dorset, SP8 5QL
Description of Development: Erect single storey garage extension.
GRANTED
- c. **Application No:** 2/2018/0908/FUL **Date Registered:** 28 June 2018
Location of Development: Land at E3 80629 N 127902, Peacemarsh Road to Bowridge Hill - Lane, Colesbrook, Dorset,
Description of Development: Erect 2 No. dwellings, create new vehicular and pedestrian access and create 4 No. parking spaces.
REFUSED
- d. **Application No:** 2/2018/1010/FUL **Date Registered:** 19 July 2018
Location of Development: Land At, Shaftesbury Road, Gillingham, Dorset,
Description of Development: Erect 1 No. detached hire depot building and external wash area unit.
GRANTED
- e. **Application No:** 2/2018/0887/FUL **Date Registered:** 31 July 2018
Location of Development: Churchbury House, Queen Street, Gillingham, SP8 4DZ
Description of Development: Change of use and conversion of existing vacant building from offices into 8 No. residential dwellings. (Demolish rear extension).
GRANTED

Cllr Mrs Beckley referred to Planning Application No. 2/2018/0908/FUL and asked why the application has been refused.

The Chairman informed the meeting that the application has been refused by North Dorset District Council for the following reason:

“The development outside of a settlement boundary, in the countryside, is in conflict with the Core Strategy for the distribution of new dwellings. The amount of development proposed would be overdevelopment of the site as it would be considered contrary to the recent conservation appraisal survey findings and guidance that reflect the special architectural character and historic interest. As such, the proposed is not considered to safeguard the significance of the heritage asset, contributing less than substantial harm and failing to preserve or enhance the Conservation Area. The benefit of the provision of two dwellings to housing land supply is outweighed by the harm to the Conservation Area. Therefore, the proposal would be contrary to North Dorset Local Plan Part 1 (2011-2031) policies 2, 4, 5, 6, 7, 20 and 24 and Paragraphs 184, 190, 192, 193, 195 and 200 of the National Planning Policy Framework”.

617. Tree Work Application Decisions from NDDC:

a. Application No: 2/2018/1148/TPTREE

Location: 41 Sorrel Way, Gillingham, SP8 4TP

Proposal: T1 - Eucalyptus Tree - Fell. Tree is dangerous due to size and close proximity to the house (30m) and neighbour's houses. Branches and large sections of bark often break off.

GRANTED

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

Location: Bells Cottage, Lydfords Lane, Gillingham, SP8 4NJ

Proposal: T1 - Ash - Reduce crown by approx 1.5m and lift to achieve a 2m clearance from the neighbour's 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.

NDDC has no objection to the works specified

c. Application No: 2/2018/1287/CATREE

Location: The Pool House Wyke Road Gillingham Dorset SP8 4NQ

Proposal: T1 - Holly - Fell - damaging foundations of the brick archway G2 - Leylandii - remove hedge as difficult to control height and neighbours have complained about loss of light - Exempt from application |

NDDC has no objection to the works specified

618. Planning Applications:

a. Application No: 2/2018/1253/FUL

Location: Ham Cottage, Cole Street Lane, East Stour, SP8 5JQ

Description of Development: Erect 2 No. dwellings and detached garages. Create new vehicular access and 6 No. parking spaces.

COMMENTS:

The Chairman informed the meeting that the application has been withdrawn. There were no comments.

b. Application No: 2/2018/1259/HOUSE

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

Description of Development: Erect front porch (demolish existing porch).

COMMENTS:

The Chairman invited a local resident to speak. The local resident outlined concerns regarding the application.

The Chairman invited the applicant to speak. The applicant outlined the proposals.

Following a discussion Cllr Mrs Hunt proposed that "**Gillingham Town Council objects to the application**". There was no seconder.

Cllr Evill stated that he could see no planning grounds to refuse the application and proposed that "**Gillingham Town Council has no objections to the application**", seconded by Cllr Mrs Cullingford, five voting members supported the proposal. Cllr Mrs Hunt voted against the proposal. Cllr Robinson and Cllr Frith abstained from voting. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council has no objections to the application

618. Planning Applications continued:

c. Application No: 2/2018/1257/FUL

Location: Buildings at Huntingford Farm, Huntingford Road, Huntingford, Dorset.

Description of Development: Demolish existing agricultural buildings, erect 2 no. dwellings and form 5 No. parking spaces.

COMMENTS:

The Chairman invited the applicant to speak.

The applicant outlined the application and explained that the changes have been made in response to the town council's concerns over the previous application.

Following a discussion, councillors agreed that the proposals are an improvement on the previous application and more in keeping with the surrounding properties.

Cllr Mrs Cullingford proposed that "**Gillingham Town Council has no objections to the application**". Cllr Mr Hunt seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council has no objections to the application

619. Tree Preservation Order TPO-599-2018.

To receive confirmation from North Dorset District Council that the provisional Tree Preservation Order (TPO) at Milton Farm Cottage, Milton-on-Stour, SP8 5PX was confirmed without modification under delegated powers on the 11th September 2018.

There were no comments.

620. To receive and consider a briefing note summarising the key changes to the National Planning Policy Framework that was revised in July 2018.

There were no comments.

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

There was nothing to report.

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

Cllr Mrs Hunt, Lead Member of the Working Party, informed the meeting that work is ongoing and she will shortly be working with a student from Gillingham School who has volunteered to help with the project. Cllr Mrs Hunt thanked Mr Ben Drew, Gillingham Tree Warden who has worked hard to complete the tree and landscape report

623. To identify any items relevant to the Planning Committee for inclusion in the precept for the FY 2019/20.

Following a discussion Cllr Mrs Hunt proposed that "**the council consider a sum of £500 to be included within the draft precept towards printing costs**". Cllr Miss Purkis seconded, the vote was unanimous. **RESOLVED**

624. 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.** Cllr Mrs Cullingford expressed her disappointment that the County Councillor for Gillingham had not raised an objection to the proposed demolition of St Martins House. Cllr Mrs Potheary informed members that a public meeting will be held on Tuesday 16th October to establish the views of local residents.

Closure. The meeting closed at 8.12pm