



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 12th November 2018** commencing at 7.35pm 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 S Hunt, Cllr Mrs A Beckley, Cllr Mrs S Cullingford, Cllr R Evill,
Cllr A Frith, Cllr S Joyce, Cllr J Robinson and Cllr B Von Clemens.

In attendance: Mrs Julie Hawkins, Town Clerk.
11 members of the public.

620. To receive apologies for absence.

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

621. To approve the minutes of the meeting held on the 8th October 2018 and the interim meeting held on 22nd October 2018.

Proposed by Cllr Von Clemens that "**the minutes of the meeting held on 8th October 2018 and the interim meeting held on 22nd October 2018 are approved as correct records of those meetings**". Seconded by Cllr Mrs Cullingford the vote was unanimous. **RESOLVED.**

622. Questions:

There were no questions.

623. 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.

- a. Cllr Von Clemens referred to Planning Application No: 2/2018/1437/FUL and made the following verbatim statement:

" When I was approached by local residents asking me for my help in their campaign to oppose the demolition of St Martin's house by DCC, I was fully aware that under the GTC planning committee planning protocol document I would have to withdraw from the committee when any future application for this site was presented as it could be seen that I had predetermined the application.

623. Declarations of Interest continued

I accepted this and informed the Town Clerk of my intention to be involved with the campaign to save St Martins at the offset and that I would withdraw from any debate on the planning application for this site. Although this application does not involve the demolition I still feel that under our protocol document that it is right for me to withdraw when this application is heard to ensure the integrity and impartiality of this committee's decision-making process".

Cllr Mrs Cullingford referred to Planning Application No: 2/2018/1437/FUL and informed the meeting that she had collected signatures for the petition against the demolition of St Martins House and would therefore withdraw from the meeting during the consideration of the application.

Cllr Mrs Beckley referred to Planning Application No: 2/2018/1437/FUL and informed the meeting that she had written to Dorset County Council opposing the demolition of St Martins House and had collected signatures for the petition against the demolition. Cllr Mrs Beckley stated that she would withdraw from the meeting during the consideration of the application.

Cllr Mrs Potheary made the following verbatim statement:

"I would like to declare the following regarding Agenda Item 8a, Planning Application No. 2/2018/1437/FUL:

Declaration 1: In accordance with the Council's Code of Conduct No 14. I declare a pecuniary interest as the proposed development is near to my home.

Declaration 2: I declare that I have already pre-judged the application, in response to being consulted as a Ward Member, and my comments have been posted on the planning portal.

Declaration 3: I declare that, in response to resident's concerns, I have organised a petition, both on-line and hard copy and am actively campaigning against the demolition of St Martins House.

When we reach this item on the agenda I will hand over the chair and withdraw from the room while it is being discussed".

Cllr Joyce referred to Planning Application No. 2/2018/1199/HOUSE and declared a personal interest as he is known to the applicant.

The Town Clerk informed the meeting that four members of the committee had stated that they would not take part in the consideration of Planning Application No. 2/2018/1437/FUL. The Town Clerk advised members that Cllr Mrs Hunt, as Mayor, would chair the meeting during this part of the meeting.

Cllr Joyce asked if the committee would have a quorum.

The Town Clerk referred to Standing Orders No. 8 and informed the meeting that an attendance of five members or one-third of the total membership, whichever is the greater, shall constitute a quorum at meetings of the Council, therefore the application could be considered.

624. Planning Application Decisions from NDDC:

a. 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

REFUSED

624. Planning Application Decisions from NDDC:

b. 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

REFUSED

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

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

Location: Buildings at Huntingford Farm Huntingford Road Huntingford Dorset

APPROVED

d. 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.

WITHDRAWN

e. Planning Application: 2/2018/1152/FUL

Proposal: Erect temporary structure to be used for materials storage.

Location: Lorry Store at The Sidings, Brickfields Industrial Estate, Gillingham, Dorset

APPROVED

f. Planning Application: 2/2018/1203/HOUSE

Proposal: Erect 2 storey extension (demolish existing single storey extension).

Location: Ivy cottage, Kings Court Road, Gillingham, SP8 4LD

APPROVED

g. Application No: 2/2018/1059/FUL

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

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

WITHDRAWN

625. Tree Work Application Decisions from NDDC:

a. Application No: 2/2018/1372/TPTREE

Proposal: T1 - Oak - Crown lift to a max 3.5m from ground level, shortening secondary and tertiary branches extending in S - SW direction. Reduce lateral northerly branch extension overhanging 1 Broad Robin by up to 1.2m, reduce lateral branch extension overhanging 10 Broad Robin by up to 1.2m. Works intended to prevent branches contacting building, improve light and prevent leaves in gutter.

Location: 10 Broad Robin Gillingham SP8 4PJ

APPROVED

b. Application No: 2/2018/1370/CATREE

Proposal: T1 - Leylandii - Remove/dismantle by felling 19 x Leylandii in rear garden.

Location: Colesbrook Cottage, Peacemarsh Road to Bowridge Hill Gillingham SP8 4HH

APPROVED

625. Tree Work Application Decisions from NDDC continued:

c. Application No: 2/2018/1372/TPTREE

Proposal: T1 - Oak - Crown lift up to 1.5m to clear laurel hedge. Crown reduce shortening all peripheral branches by up to 1.5m, cutting back to a suitable growth point to prevent branches extending over and contacting house. Pruning will also maintain good structural integrity by reducing leverage on pollard points following historic topping.

Location: 10 Iris Gardens Gillingham SP8 4QY

APPROVED

d. Application No: 2/2018/1387/CATREE

Proposal: T1 - Aspen - Fell (roots causing damage to drainage system)
T2 - Oak - Crown raise up to 2 metres to open up view to fields

Location: Stonehouse, Wyke Road, Gillingham, Dorset SP8 4NW

APPROVED

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

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

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

APPROVED

626. Appeal Decisions:

Application No: 2/2017/1982/AGDWPA

Proposal: Change of use and conversion of agricultural building (North barn) into 1 No. dwelling (Class C3).

Location: Bowridge Hill Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QS

DISMISSED

627. Planning Applications:

a. Application No: 2/2018/1437/FUL

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

Description of Development: Erect extra care residential building comprising 59 No. residential units, shared communal areas and ancillary facilities. Modify vehicular accesses, form pedestrian accesses, parking, servicing, courtyard and landscaping, carry out associated works.

COMMENTS:

Cllr Mrs Potheary, Cllr Von Clemens, Cllr Mrs Cullingford and Cllr Mrs Beckley left the room at 7.45pm. Cllr Mrs Hunt took over as chairman.

Cllr Mrs Hunt invited Mr Paul Read to speak on behalf of the applicant, Magna Housing Ltd.

Mr Read informed the meeting that the application assumes demolition of St Martins House. Mr Read stated that Magna Housing Ltd are aware of the petition against the demolition and are also aware of the comments made at the recent public meeting and on social media. Mr Read stated that representatives for Magna Housing Ltd have offered to talk to Gillingham Local History Society to establish ways in which to capture and reuse materials within the fabric of the proposed new building.

Cllr Mrs Hunt invited local residents to speak.

One local resident spoke against the proposal.

627. Planning Applications continued:

Members took into consideration all the comments made and considered the impact of the proposed development.

Following a discussion, Cllr Evill proposed that "**Gillingham Town Council objects to the application**". Cllr Joyce seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

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

- The proposed development is out of scale with its surroundings and will have a poor relationship with neighbouring properties. The size and scale will have an overbearing, overshadowing and damaging effect on the neighbouring properties.
- Because of its scale, bulk and position the proposed development will have an unacceptable overbearing effect to the occupants of neighbouring properties thus jeopardising residential amenity.
- The proposed development will be an assertive feature in the street scene, will be dominant and over-bearing and will result in a development which will be visually damaging to the adjacent Conservation Area and the neighbouring listed buildings.
- The proposed development is conditional on the loss of St Martins House which is a non-designated Heritage Asset included in the Gillingham Neighbourhood Plan (adopted July 2018).
- The application is contrary to the aims of the draft Gillingham Conservation Area Appraisal.

Cllr Mrs Pothecary, Cllr Von Clemens, Cllr Mrs Cullingford and Cllr Mrs Beckley rejoined the meeting at 7.55pm. Cllr Mrs Pothecary continued the meeting as Chairman.

b. Application No: 2/2018/1199/HOUSE

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

Description of Development: Change of material to the west facing gable end (retrospective).

COMMENTS:

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

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

Members considered the application and the impact the proposal would have on the area. Reference was made to previous applications and a recent planning appeal.

Following the discussion Cllr Von Clemens proposed that "**Gillingham Town Council objects to the application**". Cllr Mrs Hunt seconded, the majority voted in favour of the proposal. Cllr Mrs Cullingford abstained from voting. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council objects to the application as members consider the proposed materials to be out of character with Milton Farm Cottage, unsympathetic to the surrounding area and visually damaging to the Conservation Area.

628. Tree Applications.

a. Application No: 2/2018/1335/TPTREE

Location: 12 Bryony Gardens Gillingham SP8 4TR

Description of Development: T1 & T2 - Hawthorn- Crown thin by 30% and crown raise to 2.5m, remove lower branches to increase clearance between shed & patio & remove the branches to prevent damage to the sheds; crown reduce to 3.5m. T3 - T12 - Laurel - Crown thin by 30% and crown raise to 2.5m, remove lower branches to increase clearance between shed & patio & remove the branches to prevent damage to the sheds; crown reduce to 3.5m. T13 - Unknown species - fell. Tree is now taller than bedroom window & branches are marking & damaging fairly new soffits & windows. Crack in garden wall which is suspected to be from the growth of the tree roots.

The Town Clerk informed the meeting that North Dorset District Council have granted conditional approval for the tree work.

629. To receive confirmation from NDDC that the provisional Tree Preservation Order (TPO) at (Land at E 380167 N 126240, Common Mead Lane, Gillingham, Dorset) was confirmed without modification under delegated powers on the 23rd October 2018.

Members welcomed the decision.

630. To receive and consider the Motcombe Neighbourhood Plan pre-submission draft for consultation.

A copy of the Plan is available to view on-line at:

www.motcombeparishcouncil.org.uk/Neighbourhood_Plan_8298.aspx

The Chairman informed the meeting that Motcombe Parish Council is consulting on the pre-submission draft of their Neighbourhood Plan and asked members for their comments.

The Chairman supported the inclusion of Policy MOT19 which states *'The provision of the Motcombe to Gillingham Cycleway is supported, and the route indicated on the Policies Map shall be safeguarded for its implementation, unless an alternative feasible route is identified'*.

Following a discussion, members agreed that it is a comprehensive plan which should be supported by Gillingham Town Council.

Cllr Mrs Cullingford raised concerns over neighbourhood plans in general and asked how much weight the plans have when trying to protect non-designated heritage assets.

Following the discussion Cllr Von Clemens proposed that "**Gillingham Town Council supports the Motcombe Neighbourhood Plan pre-submission draft**". Cllr Joyce seconded, the majority voted in favour of the proposal. Cllr Mrs Beckley abstained from voting as she had not had the opportunity to read the document. **RESOLVED**

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

Apologies were received from the Footpath Liaison Officer. The Town Clerk informed the meeting that resurfacing work had now been completed on the stretch of Footpath 71 between Peacemarsh Surgery and the B3092.

Cllr Mrs Cullingford informed the meeting of a damaged fence overhanging a public right of way at Shaftesbury Road. The Chairman advised Cllr Mrs Cullingford that the matter could be reported to a member of staff at Gillingham Town Hall.

632. 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 the Gillingham Conservation Area appraisal document is close to completion and the aim is to present the document to Full Council on Monday 26th November. Cllr Mrs Hunt stated that the appraisal includes a proposal to extend the conservation area which will protect many of Gillingham's non-designated heritage assets.

Cllr Von Clemens thanked everyone involved for their hard work, and in particular the Town Clerk, the Tree Warden and a volunteer from Gillingham School.

633. 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 Town Clerk reminded members that the Public Inquiry to determine the appeal by Aldi Stores Ltd would commence at 10am on 13th November at Gillingham Town Hall.

Closure. The meeting closed at 8.27pm