



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 3rd December 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 Pothecary (Deputy Chairman),
Cllr Mrs S Hunt, Cllr Mrs A Beckley, Cllr R Evill,
Cllr A Frith, Cllr N Purkis, and Cllr B Von Clemens.

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

634. To receive apologies for absence.

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

635. To approve the minutes of the meeting held on the 12th November 2018.

Proposed by Cllr Mrs Beckley that "**the minutes of the meeting held on 12th November 2018 are approved as correct records of those meetings**". Seconded by Cllr Frith the vote was unanimous. **RESOLVED.**

636. Questions:

There were no questions.

637. 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.

638. Planning Application Decisions from NDDC:

a. Application No: 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

APPROVED

638. Planning Application Decisions from NDDC continued:

- b. Application No:** 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
APPROVED
- c. Application No:** 2/2018/1259/HOUSE
Proposal: Erect front porch
Location: Milton Farm Cottage, Milton-on-Stour to Wavering Lane - Road, Milton-on-Stour SP8 5PX
APPROVED
- d. Application No:** 2/2018/1092/HOUSE
Proposal: Erect 1 no. 2 storey side extension and carryout internal alterations to the existing dwelling.
Location: 1 Plantagenet Way, Gillingham, SP8 4TD
APPROVED

639. Tree Work Application Decisions from NDDC:

- a. Application No:** 2/2018/1566/CATREE
Proposal: T4 & T5 - Field Maples - Crown lift to improve growth and development of Cherry Laurel hedge, raising branches extending south by up to 1.8 m from ground level. Remove major deadwood.
T13 - Ash - Crown lift lower branches overhanging apple tree & summer house to afford a 1.5m minimum vertical clearance over apple tree.
T14 - Ash - Crown lift, removing up to four low lateral branches, overhanging apple tree & summer house to afford a 1.5m vertical clearance over apple tree.
T15 - Norway Spruce - crown reduce. shortening peripheral branches by 1-1.2m.
Location: St Andrews, Wyke Road, Gillingham, Dorset, SP8 4NG
APPROVED
- b. Application No:** 2/2018/1567/CATREE
Proposal: T1 - Horse Chestnut - remove branch extending east over garden wall - shorten all peripheral growth extending towards house by up to 2 metres to achieve suitable clearance for roof and building.
Location: Stour Bridge Cottage, Martins Lane to Post Office Lane - Road, Milton-on-Stour, Dorset SP8 5PZ
APPROVED
- c. Application No:** 2/2018/1558/CATREE
Proposal: T1 - Apple - Fell
Location: 5 Wyke Court, Wyke Road, Gillingham, Dorset, SP8 4SQ
APPROVED
- d. Application No:** 2/2018/1335/TPTREE
Proposal: 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.
Location: 12 Bryony Gardens, Gillingham, SP8 4TR
APPROVED

640. Planning Applications:

a. Application No: 2/2018/1340/HOUSE

Proposal: Erect single and two storey extensions

Location: Sentosa, 2 Ham Cottages, Shaftesbury Road, Gillingham, Dorset, SP8 4LW

COMMENTS:

Councillors agreed that the property sits within a large plot and the proposals will not have a detrimental effect on neighbouring properties.

Cllr Von Clemens proposed that "**Gillingham Town Council recommends approval of the application**". Cllr Mrs Hunt seconded, the majority voted in favour of the proposal. Cllr Frith abstained from voting as he had not had the opportunity to view the plans. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends approval of the application

b. Application No: 2/2018/1530/FUL

Proposal: Erect 1 No. dwelling. Form vehicular and pedestrian access through the existing access and form parking / turning area.

Location: Land at, Old Fir Tree Inn, Peacemarsh Road, Gillingham, Dorset

COMMENTS:

Several members raised concerns over possible light pollution from the proposed conservatory, however, they took into consideration the heritage statement, and following a discussion, Cllr Evill proposed that "**Gillingham Town Council recommends approval of the application**". Cllr Von Clemens seconded, the majority voted in favour of the proposal. Cllr Frith abstained from voting as he had not had the opportunity to view the plans. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

c. Application No: 2/2018/1364/VARIA

Proposal: Erect 2 No. dwellings, modify vehicular access and form parking spaces (demolish garage block) amended scheme to 2/2014/1631/FUL to revise the layout of the dwellings to accommodate the required route access to electrical sub-station (variation of permission 2/2018/0352/FUL, to vary condition no. 4, by substituting approved Arboricultural method statement (relating to tree schedule)).

Location: Site of Garage Block Rear Of 11 and 12 Matthews Place, Matthews Place, Gillingham.

COMMENTS:

Cllr Von Clemens proposed that "**Gillingham Town Council recommends approval of the application**". Cllr Mrs Beckley seconded, the majority voted in favour of the proposal. Cllr Frith abstained from voting as he had not had the opportunity to view the plans. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

d. Application No: 2/2018/1533/FUL

Proposal: Erect 1 No. dwelling, and form parking area.

Location: Land South of Victoria House, Le Neubourg Way, Gillingham, Dorset.

COMMENTS:

The Chairman invited the applicant's agent to speak.

The agent outlined the proposal and confirmed that the proposed property will be 1.75m lower than the neighbouring properties and there will be no windows overlooking Victoria House. The plans show false windows on the north elevation which have been designed for aesthetic purposes only.

640. Planning Applications continued:

Cllr Mrs Pothecary informed the meeting that the site is adjacent to the proposed conservation area and asked that the materials are sympathetic to the character of the area and the property is built in Gillingham brick, or similar, to look as traditional as possible.

Cllr Von Clemens stated that he had concerns over the size of the plot but in his opinion, there are no planning reasons on which to object.

Following a discussion, Cllr Von Clemens proposed that "**Gillingham Town Council recommends approval of the application**". Cllr Evill seconded, four members voted in favour of the proposal. Cllr Mrs Beckley and Cllr Frith abstained from voting as they had not had the opportunity to view the plans. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

e. Application No: 2/2018/1548/FUL

Proposal: Retain existing mobile home for occupation by a dependant relative.

Location: Deer Leap Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QR.

COMMENTS:

Members referred to a previous planning appeal notice that had allowed permission for the mobile home.

Cllr Mrs Hunt stated that in her opinion there are no planning reasons on which to object.

Cllr Mrs Hunt proposed that "**Gillingham Town Council recommends that permission is granted to retain the existing mobile home for occupation by a dependant relative for a further period of three years**". Cllr Mrs Beckley seconded, the majority voted in favour of the proposal. Cllr Von Clemens and Cllr Frith abstained from voting as they had not had the opportunity to view the plans due to technical problems. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends that permission is granted to retain the existing mobile home for occupation by a dependant relative for a further period of three years.

f. Application No: 2/2018/1328/LBC

Proposal: Change of use from office accommodation to kindergarten and carry out associated internal alterations.

Location: Topsy Rabbit Kindergarten, Stone House, High Street, Gillingham, Dorset, SP8 4AN.

COMMENTS:

Cllr Mrs Pothecary asked for clarification regarding the address of the Kindergarten as two applications refer to Stone House and another two applications refer to 2a High Street. Cllr Mrs Pothecary stated that consistency is important.

Members agreed that it is good to see the premises being used for commercial purposes and welcomed the application.

Cllr Von Clemens proposed that "**Gillingham Town Council recommend approval of the application, subject to conditions restricting access to South Street only, retention of window displays, and a colour scheme conforming to the recommendations of the Gillingham Town Design Statement and the Conservation Area**". Cllr Mrs Hunt seconded, the vote was unanimous. **RESOLVED**

640. Planning Applications continued:

RECOMMENDATION:

Gillingham Town Council recommends approval of the application, subject to the following conditions:

- Access to be via the South Street entrance.
- Shop window displays should be maintained in the existing shop window at all times.
- Colour schemes to conform with the recommendations of the Gillingham Town Design Statement and draft Conservation Area Appraisal.

g. Application No: 2/2018/1327/COU

Proposal: Change of use from office accommodation to kindergarten.

Location: Topsy Rabbit Kindergarten, Stone House, High Street, Gillingham, Dorset, SP8 4AN.

COMMENTS:

Cllr Von Clemens proposed that "**Gillingham Town Council recommends approval of the application, subject to conditions restricting access to South Street only, retention of window displays, and a colour scheme conforming to the recommendations of the Gillingham Town Design Statement and the Conservation Area**". Cllr Mrs Hunt seconded, the vote was unanimous.

RESOLVED

RECOMMENDATION:

Gillingham Town Council recommends approval of the application, subject to the following conditions:

- Access to be via South Street.
- Shop window displays should be maintained in the existing shop window at all times.
- Colour schemes to conform with the recommendations of the Gillingham Town Design Statement and draft Conservation Area Appraisal.

h. Application No: 2/2018/1501/HOUSE

Proposal: Erect porch, raise eaves and ridge height to create additional accommodation (demolish existing conservatory).

Location: St Marys View, Bowridge Hill, Gillingham, Dorset, SP8 5QS.

COMMENTS:

Cllr Mrs Beckley proposed that "**Gillingham Town Council recommends approval of the application**". Cllr Evill seconded, the majority voted in favour of the proposal. Cllr Frith and Cllr Von Clemens abstained from voting as they had not had the opportunity to view the plans due to technical difficulties. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

i. Application No: 2/2018/1452/FUL

Proposal: Erect stable block.

Location: St Marys View, Bowridge Hill, Gillingham, Dorset, SP8 5QS.

COMMENTS:

Cllr Mrs Potheary proposed that "**Gillingham Town Council recommends approval of the application**". Cllr Evill seconded, the majority voted in favour of the proposal. Cllr Von Clemens and Cllr Frith abstained from voting as they had not had the opportunity to view the plans due to technical difficulties. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

640. Planning Applications continued:

j. Application No: 2/2018/1600/HOUSE

Proposal: Erect single storey rear extension and convert garage into living accommodation (demolish conservatory).

Location: 6 Yarrow Court, Gillingham, Dorset, SP8 4XD.

COMMENTS:

Members agreed that the proposed materials will match and as there will be no increase in the footprint. The implications of displaced parking were discussed.

Cllr Von Clemens proposed that "**Gillingham Town Council recommends approval of the application**". Cllr Evill seconded, the majority voted in favour of the proposal. Cllr Miss Purkis abstained from voting as she required further information regarding parking in order to make an informed judgement. Cllr Frith abstained from voting as he had not had the opportunity to view the plans due to technical difficulties. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

k. Application No: 2/2018/1579/FUL

Proposal: Erect office building and store (retrospective).

Location: The Old Barn, Bleet Lane to New Road, Madjeston, SP8 5JH.

COMMENTS:

Cllr Von Clemens proposed that "**Gillingham Town Council recommends approval of the application subject to subject to floodplain compensation and approval by the Environment Agency**". Cllr Mrs Beckley seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends approval of the application subject to floodplain compensation and approval by the Environment Agency.

l. Application No: 2/2018/1630/FUL

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

Location: Erect 1 No. dwelling, modify vehicular access and form parking spaces.

COMMENTS:

The Town Clerk stated that she has been informed by a local resident that neighbours have only just received notification of the application from North Dorset Local Council and are unable to make representation to the town council due to the short timeframe.

Cllr Von Clemens proposed that "**Gillingham Town Council defers consideration of the application until Monday 17th December in order to allow representation from local residents**". Cllr Evill seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council defers consideration of the application until Monday 17th December in order to allow representation from local residents.

m. Application No: 2/2018/1625/LBC

Proposal: Erect 2 No. non-illuminated fascia signs and carry out associated external alterations.

Location: 2A High Street, Gillingham, Dorset, SP8 4AN

COMMENTS:

Members agreed that the proposed signage is not in keeping with the style and character of the building and the height of the proposed signage at second floor level will not be in character with the Conservation Area.

640. Planning Applications continued:

Members agreed that the application should be amended and resubmitted.

Cllr Frith proposed that "**Gillingham Town Council objects to the application, as presented, as the proposed signage is not in keeping with the style of the building and the character of the Conservation Area**". Cllr Von Clemens seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council objects to the application, as presented, as the proposed signage is not in keeping with the style of the building and the character of the Conservation Area.

n. Application No: 2/2018/1497/ADV

Proposal: Erect 2 No. non-illuminated fascia signs.

Location: 2A High Street, Gillingham, Dorset, SP8 4AN

COMMENTS:

Cllr Frith proposed that "**Gillingham Town Council objects to the application, as presented, as the proposed signage is not in keeping with the style of the building and the character of the Conservation Area**". Cllr Von Clemens seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council objects to the application, as presented, as the proposed signage is not in keeping with the style of the building and the character of the Conservation Area.

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

There was nothing to report.

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

Cllr Mrs Hunt informed members that Gillingham Town Council has agreed the proposed boundary of the Gillingham Conservation Area as presented in the draft Gillingham Conservation Area Appraisal document. The Gillingham Conservation Area Appraisal will now be submitted to North Dorset District Council with a view to undertake a full public consultation in the new year.

643. 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 Potheary informed the meeting that the petition against the demolition of St Martins House will be presented to the Dorset County Council Petition Panel on 20th December 2018.

Closure. The meeting closed at 8.34pm