



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 **Monday 17th December 2018 commencing** at 6.45pm 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 Miss N Purkis, Cllr J Robinson
and Cllr B Von Clemens.

Press and Public: There was one member of the public present.
There was no member of the press present.

In attendance: Mrs Julie Hawkins, Town Clerk.

644. To receive apologies for absence.

Apologies were received from Cllr Walsh (Chairman) and Cllr Frith. The Deputy Chairman informed the meeting of the reasons for apologies.

Cllr Miss Purkis proposed that "**the apologies for absence from Cllr Walsh and Cllr Frith are accepted**" Cllr Robinson seconded and the vote was unanimous. The reasons for absence were duly recorded in the attendance register. **RESOLVED**

645. 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.

646. Planning Applications:

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

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

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

COMMENTS:

The Chairman informed the meeting that this is the third application for the site and drew members attention to comments received from residents.

Members considered the effect that the proposed dwelling would have on the conservation area. Some members agreed that the proposal will be more in keeping than the existing builder's yard and will enhance and improve the area. Some members agreed that the design of the proposed dwelling fits in well with the character of the area and will not be overly dominant on the street scene. Some members agreed that the existing fencing around the site is harmful to the conservation area and the proposal to replace the fencing with native hedging will enhance and improve the area.

Cllr Von Clemens referred to the dispersal of the properties within the Colesbrook Conservation Area and stated that in his opinion the application fails to preserve or enhance the Conservation Area. Cllr Von Clemens referred to the Local Plan and to the National Planning Policy Framework and stated that in his opinion the harm will not be outweighed by the benefit of a single dwelling and, as the site is outside of the settlement boundary, the application is contrary to local and national policies.

Following the discussion, Cllr Mrs Hunt proposed that "**Gillingham Town Council recommends approval of the application**". Cllr Mrs Beckley seconded, four voting members supported the proposal. Cllr Von Clemens voted against the proposal. Cllr Robinson abstained from voting. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends approval of the application as it is considered that the proposed dwelling will improve and enhance the area.

b. Application No: 2/2018/1490/FUL

Proposal: Erect 1 No. Cattle shed

Location: Land at E 377325 N 125127, Tunnel Head, Sandley, Dorset.

COMMENTS:

Cllr Evill 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. Application No: 2/2018/1197/FUL

Proposal: Savage Cat Farm, Underground House, Bay Road, Gillingham SP8 5QR

Location: Change of use of agricultural land to station 2 No. shepherd huts for accommodation (retrospective).

COMMENTS:

Concerns were raised over the proposed use, the size of the shepherd huts, and the access to the site. Following a discussion, Cllr Von Clemens proposed that "**Gillingham Town Council objects to the application as the site is outside of the settlement boundary in open countryside**". Cllr Mrs Cullingford seconded, the vote was unanimous. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council objects to the application as the site is outside of the settlement boundary in open countryside.

646. Planning Applications continued:

d. Application No: 2/2018/1570/HOUSE

Proposal: Erect single storey extension and install 1 No. window.

Location: Brooklands, Brewery Lane, Gillingham, Dorset, SP8 4NN

COMMENTS:

Cllr Mrs Cullingford proposed that "**Gillingham Town Council recommends approval of the application**". Cllr Evill seconded, the majority voted in favour. Cllr Von Clemens abstained from voting as he had been unable to view the application due to technical issues. **RESOLVED**

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

e. Application No: 2/2018/0077/OUT (Amended Application)

Proposal: Develop land by the erection of up to 634 dwellings (use class C3), a primary school (use class D1), sports pitches with floodlighting, public open space, play facilities, access and internal estate roads, internal footpaths and cycleways, sustainable drainage system with ponds, landscaping, utility connections and associated groundworks/infrastructure. (Outline application to determine access only)

Location: Land at, Park Farm, Kingsmead Business Park, Gillingham, Dorset

COMMENTS:

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

RECOMMENDATION:

Gillingham Town Council has no objections to the amended application.

Closure. The meeting closed at 7.20pm