



# 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 14<sup>th</sup> January 2019 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 D Walsh (Chairman)  
Cllr Mrs V Potheary (Deputy Chairman),  
Cllr Mrs S Hunt, Cllr Mrs A Beckley, Cllr Mrs S Cullingford,  
Cllr R Evill, Cllr M Gould, Cllr Miss N Purkis, Cllr J Robinson,  
Cllr A Frith and Cllr B Von Clemens.

**Press and Public:** There were four members of the public present.  
There was one member of the press present.

**In attendance:** Mrs Julie Hawkins, Town Clerk.

**647. To receive apologies for absence.**  
There were no apologies.

**648. To approve the minutes of the meeting held on the 3<sup>rd</sup> December and the interim meeting held on 17<sup>th</sup> December 2018.**  
Proposed by Cllr Mrs Potheary that “**the minutes of the meeting held on the 3<sup>rd</sup> December and the interim meeting held on 17<sup>th</sup> December 2018 are approved as correct records of those meetings**”.  
Seconded by Cllr Mrs Beckley the vote was unanimous. **RESOLVED.**

**649. Questions:**  
There were no questions.

**650. 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 Mrs Hunt referred to Application No. 2/2018/1651/FUL and informed the meeting that she is known to the applicant.

**651. Planning Application Decisions from NDDC:**

- a. **Application No:** 2/2017/2023/OUT  
**Proposal:** Demolish existing buildings and develop land for residential purposes, form vehicular access, parking and landscaping. (Outline application to determine access and layout)  
**Location:** Lockwood Farm, Shaftesbury Road, Gillingham, SP8 4LP.  
**Withdrawn**
- b. **Application No:** 2/2018/0950/FUL  
**Proposal:** Erect 1 No. dwelling, detached garage, create new vehicular access and 2 No. parking spaces.  
**Location:** Eccliffe Cottage, Dunns Lane, Eccliffe, SP8 5RE.  
**Refused**
- c. **Application No:** 2/2018/1452/FUL  
**Proposal:** Erect stable block.  
**Location:** St Marys View, Bowridge Hill, Gillingham, Dorset, SP8 5QS.  
**Approved**
- 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.  
**Approved**
- e. **Application No:** 2/2018/0869/FUL  
**Proposal:** Form vehicular access and create driveway to include dropped kerb and pavement crossing.  
**Location:** 1 Reads, Peacemarsh Road, Gillingham, Dorset, SP8 4HE.  
**Approved**
- f. **Application No:** 2/2017/1884/FUL  
**Proposal:** Demolish existing dwelling and erect 1 No. replacement dwelling.  
**Location:** Bleet Farm, Bleet Lane, Gillingham, SP8 5RG.  
**Refused**
- g. **Application No:** 2/2018/1209/VARIA  
**Proposal:** Convert outbuilding to annexe (Variation of Condition Nos. 4 - allow partial lining out of interior walls, 5 - vent positions to be allowed with variation of position, 7 - vent positions to be allowed with variation of position, 8 - detail description of materials to fireplace and 9 - at mezzanine floor, allow partial lining out of interior walls for support all to achieve Building Regulation approval following grant of Planning Permission 2/2017/1780/HOUSE).  
**Location:** Wyke Farm, B3081 - West Bourton Road to Westbrook Road, Gillingham, SP8 5NR.  
**Approved**
- h. **Application No:** 2/2018/1630/FUL  
**Proposal:** Erect 1 No. dwelling, modify vehicular access and form parking spaces.  
**Location:** Land at E3 80629 N 127902, Peacemarsh Road to Bowridge Hill - Lane, Colesbrook Dorset  
**Approved**
- i. **Application No:** 2/2018/1199/HOUSE  
**Proposal:** Change of material to the west facing gable end.  
**Location:** Milton Farm Cottage, Milton-on-Stour to Wavering Lane - Road, Milton-on-Stour, SP8 5PX  
**Refused**

**651. Planning Application Decisions from NDDC continued:**

- j. **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  
**Approved**

**652. Planning Appeal Decisions:**

- a. **Application No:** 2/2017/1244/FUL  
**Proposal:** Change of use of part paddock / agricultural land to domestic garden and erect a tennis court, fencing, and associated screen planting.  
**Location:** Madjeston Farmhouse, Bleet Lane to New Road, Madjeston, SP8 5JH  
**Appeal Dismissed**

**653. Tree Work Application Decisions from NDDC:**

- a. **Application No:** 2/2018/1757/CATREE  
**Proposal:** T5 - Norway Spruce - fell to ground level  
**Location:** Car Park High Street Gillingham Dorset  
**Approved**
- b. **Application No:** 2/2018/1810/CATREE  
**Proposal:** T1 - Ash - Remove the lowest limb that extends south-east. Remove stubs from recent limb fracture.  
**Location:** Three Gables, Peacemarsh Road to Bowridge Hill - Lane, Colesbrook, SP8 4HH.  
**Approved**

**654. Planning Applications:**

- a. **Application No:** 2/2018/1659/HOUSE  
**Proposal:** Erect rear extension and front porch  
**Location:** Anfield, Pound Lane, Gillingham, SP8 4NP.

**COMMENTS:**

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

The Chairman invited a neighbour to speak. The neighbour welcomed the proposals; however, he asked for clarification on the proposed parking arrangements.

The applicant stated that there will be no reduction in the number of car parking spaces.

The neighbour stated that he had no objections to the application but suggested that communication between the council and members of the public could be improved.

Cllr Walsh stated that as District Council Portfolio Holder for Planning, he would raise the issue at the next Planning Portfolio meeting.

Following a discussion, Cllr Von Clemens proposed that "**Gillingham Town Council has no objections to the application**". Cllr Mrs Potheary seconded, the vote was unanimous.  
**RESOLVED**

**RECOMMENDATION:**

Gillingham Town Council has no objections to the application as the proposals are considered to be unobtrusive and sympathetic to the area.

**654. Planning Applications continued:**

**b. Application No: 2/2018/1651/FUL**

**Proposal:** Erect 1 No. dwelling with attached garage and form 4 No. parking spaces. Use existing access.

**Location:** Pierston Manor Farm, Little Marsh, Milton-on-Stour, SP8 5PZ.

**COMMENTS:**

Following a discussion Cllr Mrs Hunt proposed that "**Gillingham Town Council has no objections to the application; however, it is recommended that an agricultural tie is attached to any permission granted**". Cllr Mrs Potheary seconded, the vote was unanimous. **RESOLVED**

**RECOMMENDATION:**

Gillingham Town Council has no objections to the application as there is a need for agricultural workers accommodation; however, Gillingham Town Council recommends that an agricultural tie is attached to any permission granted.

**c. Application No: 2/2018/1688/FUL**

**Proposal:** Create 2 No. residential dwellings from first floor storage area to include 5 No. Dormer windows.

**Location:** Former Paws, Claws and Jaws, High Street, Gillingham, Dorset, SP8 4AA.

**COMMENTS:**

Following a discussion Cllr Mrs Potheary proposed that "**Gillingham Town Council has no objections to the application**". Cllr Gould seconded, the vote was unanimous. **RESOLVED**

**RECOMMENDATION:**

Gillingham Town Council has no objections to the application as the proposals support the aims of of the Gillingham Neighbourhood Plan, which states:

*Policy 3. Residential uses in the Town Centre*

*Residential use of accommodation on upper floor levels in the town centre will be supported provided that it would not result in the loss of a use that is otherwise protected (such as a community facility), and the residential use would not adversely affect an existing ground floor main town centre use.*

**d. Application No: 2/2018/0036/OUT (Amended)**

**Proposal:** Develop land by construction of an urban extension to the south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092). The urban extension would comprise of 961 dwellings, up to 2,642 sq.m in a new local centre providing retail, community, health, and leisure uses, new and enhanced pedestrian/cycle routes, open spaces, roads, car parking and vehicular access. To include all ancillary works and associated infrastructure. (Outline application to determine access only).

**Location:** West of Shaftesbury Road at, Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset

**COMMENTS:**

Concerns were raised over a possible access off of Woodpecker Meadow and it was agreed that any decision should be subject to approval by Dorset County Council Highways Authority. Following a discussion Cllr Gould proposed that "**Gillingham Town Council has no objections to the application**".

Cllr Mrs Potheary proposed that "**the application is deferred until further information is available and the Highways Authority has approved the proposal**". There was no seconder.

**654. Planning Applications continued:**

Cllr Gould amended his proposal and proposed that "**Gillingham Town Council has no objections to the application subject to approval by the Highways Authority**".

Cllr Mrs Potheary withdrew her proposal.

Cllr Von Clemens seconded the amended proposal made by Cllr Gould, the majority of members voted in favour of the amended proposal. Cllr Evill and Cllr Mrs Potheary abstained from voting. **RESOLVED**

**RECOMMENDATION:**

Gillingham Town Council has no objections to the amended application, subject to approval by the Highways Authority. Members agree that the application is in-line with the Master Plan Framework and the proposed connectivity supports the aims of the Gillingham Neighbourhood Plan.

**e. Application No: 2/2018/1825/DCC**

**Proposal:** Erect single-storey modular classroom building with a mono pitched roof connected to the existing school building by a glazed link corridor, plus an all-weather Multi-Use Games Area (MUGA).

**Location:** Gillingham CP School, School Road, Gillingham, Dorset, SP8 4QR.

**COMMENTS:**

Following a discussion Cllr Mrs Potheary proposed that "**Gillingham Town Council has no objections to the application**". Cllr Mrs Hunt seconded, the vote was unanimous. **RESOLVED**

**RECOMMENDATION:**

Gillingham Town Council has no objections to the application and welcomes the investment in education.

**f. Application No: 2/2018/1787/FUL**

**Proposal:** Erect 1 No. dwelling, form parking and turning area. Form new vehicular access, parking and turning area to serve the existing dwelling. (Demolish garages).

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

**COMMENTS:**

The Chairman invited a local resident to speak.

Concerns were raised regarding the proposed access, the detrimental effect on neighbouring properties and the overdevelopment of the site.

Cllr Mrs Beckley proposed that "**Gillingham Town Council objects to the application**". Cllr Evill seconded, the vote was unanimous. **RESOLVED**

**RECOMMENDATION:**

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

- Concerns over the proposed access.
- The proposed development will have a detrimental effect on the amenity of neighbouring properties.
- Overdevelopment of the site.

**655. To receive and consider information regarding Footpaths in Gillingham.**

There was nothing to report.

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

There was nothing to report.

**657. 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.*

There were no matters pertinent.

**Closure.** The meeting closed at 8.20pm