



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 **Interim Planning Committee** held on **Monday 25th February 2019** commencing at 8.15pm 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 R Evill,
Cllr Miss N Purkis, Cllr J Robinson, Cllr A Frith,
Cllr Mrs S Cullingford and Cllr B Von Clemens.

Non-members: Cllr M Hill and Cllr P Harris.

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

In attendance: Mrs Julie Hawkins, Town Clerk.

667. To receive apologies for absence.
There were no apologies.

668. Questions:
There were no questions.

669. 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.

670. Planning Applications:

a. Application No: 2/2019/0063/FUL

Proposal: Application for change of use of offices (B1) to nursery (D1) for the entire building.

Location: Chantry House Day Nursery, Brickfields Industrial Estate, Gillingham.

670. Planning Applications continued:

RECOMMENDATION:

Following a discussion, Cllr Von Clemens proposed that "**Gillingham Town Council has no objections to the application as there is a need for nursery places in Gillingham**". Cllr Mrs Potheary seconded, the vote was unanimous. **RESOLVED**

b. Application No: 2/2018/0956/REM

Proposal: Erect 50 No. dwellings. (Reserved matters application to determine access, appearance, landscaping, layout and scale; following grant of Outline Planning Permission No. 2/2016/0149/OUT)

Location: Land East Of, Barnaby Mead, Gillingham, Dorset

Five members of the public were invited to speak. Concerns and objections were raised by all five.

Following a discussion, Cllr Walsh proposed that "**Gillingham Town Council recommends refusal of the application for the reasons listed below**". Cllr Mrs Potheary seconded, the vote was unanimous. **RESOLVED**

Gillingham Town Council recommends refusal of the application for the following reasons:

- The proposal is contrary to Policy 24, Para. 10.61 of the North Dorset Local Plan which states: *'Where development is proposed, the impact on the immediate neighbouring properties should be given careful consideration. Developments can often be overbearing in scale when considered against their immediate neighbours. In addition, developments can be poorly designed overlooking adjacent properties or in close proximity to neighbouring properties. Where development of an overbearing nature is proposed or where the enjoyment of the existing properties is significantly diminished, planning permission will be refused'*.
- The proposal is contrary to Policy 25 of the North Dorset Local Plan which states: *'Development will be permitted provided that it is designed to protect the privacy of its occupants and those of neighbouring properties'* and *'Development will be permitted provided that any building and associated open areas (including gardens) receive adequate levels of daylight and sunlight and the levels of daylight and sunlight reaching any neighbouring property and open space are not reduced below acceptable levels'*.
- The proposal is contrary to the aims of the Gillingham Neighbourhood Plan which states that the design and layout of the development will need to respect the separate character of the hamlet of Bay.
- The transition between the proposed new development and the existing development is not sympathetic and therefore the application is contrary to the National Planning Policy Framework.
- The proposed materials are not in keeping with the existing, neighbouring dwellings.
- The proposed development will be overbearing and will result in overlooking, a loss of privacy and loss of light to neighbouring properties.
- The proposal is an over-development of the site.
- Insufficient information has been provided with regards to the proposed drainage.

670. Planning Applications continued:

- The buffer zone along the eastern boundary of the site is insufficient in size and the area should be increased at the southern part.
- 25% of the proposed dwellings should be affordable homes, not 100% as proposed. Affordable Housing should be in accordance with Policy 8 of the North Dorset Local Plan and should be "pepper-potted amongst the market housing".
- Plot Nos. 1 and 2 should be re-orientated to face North to South in order to prevent the loss of privacy to 31 Bayfields.
- Plot Nos. 45 - 48 should be changed to bungalows in order to prevent the loss of privacy to properties in Barnaby Mead.
- Plot No 9 should be changed to a bungalow in order to prevent the loss of privacy and light to properties in Bay Lane.

c. Application No: 2/2019/0002/HOUSE

Proposal: Erect timber boarded fence and 1 No. Shed (Remove existing hedge).

Location: 50 Bryony Gardens, Gillingham, Dorset, SP8 4TR

RECOMMENDATION:

Following a discussion, Cllr Von Clemens proposed that "**Gillingham Town Council has insufficient information to make an informed decision**". Cllr Gould seconded, the vote was unanimous. **RESOLVED**

d. Application No: 2/2019/0025/VARIA

Proposal: Convert redundant farm buildings into 1 No. work home (comprising dwelling, offices & storage), 6 No. offices, modify vehicular and pedestrian access and form car parking (demolish existing farm buildings). Removal of condition No. 10 from Application No. 2/2005/0794 - Occupancy of residential accommodation limited to persons directly employed in the businesses in associated workshops/offices

Location: Lower Langham Barn, Langham Lane, Gillingham, Dorset, SP8 5NU

RECOMMENDATION:

Following a discussion, Cllr Mrs Potheary proposed that "**Gillingham Town Council recommends refusal of the application on the grounds of insufficient information**". Cllr Mrs Hunt seconded, the vote was unanimous. **RESOLVED**

e. Application No: 2/2019/0026/VARIA

Proposal: Change of use from agricultural building to live work unit (Class C3) and erect 1 No. link building. Removal of condition 9 from Application Number: 2/2007/1028 - Occupancy of residential accommodation limited to persons directly employed in the businesses in associated workshops/offices.

Location: Lower Langham Barn Langham Lane Gillingham Dorset SP8 5NU

RECOMMENDATION:

Following a discussion, Cllr Mrs Potheary proposed that "**Gillingham Town Council recommends refusal of the application on the grounds of insufficient information**". Cllr Mrs Hunt seconded, the vote was unanimous. **RESOLVED**

Closure. The meeting closed at 9.09pm