



GILLINGHAM TOWN COUNCIL

The Town Hall, School Road, Gillingham, Dorset SP8 4QR
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PLANNING COMMITTEE

Minutes of the **Planning Committee** held on **Monday 11th March 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 M Gould, Cllr Mrs S Hunt, Cllr Mrs A Beckley,
Cllr R Evill, Cllr Miss N Purkis, Cllr J Robinson,
Cllr A Frith and Cllr Mrs Cullingford.

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

In attendance: Mrs Julie Hawkins, Town Clerk.
Mrs Sheila Messer, Rights of Way Liaison Officer.

671. To receive apologies for absence.

Apologies were received from Cllr Von Clemens. Cllr Mrs Cullingford proposed that "**the apologies for absence from Cllr Von Clemens are accepted**" Cllr Gould seconded and the vote was unanimous. The reasons for absence were duly recorded in the attendance register. **RESOLVED**

672. To approve the minutes of the meeting held on the 11th February 2019 and the interim meeting on 25th February 2019

Proposed by Cllr Mrs Potheary that "**the minutes of the meeting held on the 11th February 2019 and the interim meeting on 25th February 2019 are approved as correct records of those meetings**". Seconded by Cllr Frith the vote was unanimous. **RESOLVED.**

673. Questions:

There were no questions.

674. 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.

675. Planning Application Decisions from NDDC:

- a. **Application No:** 2/2018/0483/REM
Proposal: Erect 90 No. dwellings with garages, bin / cycle store, building to house electricity sub-station and associated infrastructure, including play areas and public open space. (Reserved Matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2014/0968/OUT).
Location: Land to the East of Lodden Lakes, New Road, Gillingham, Dorset.
APPROVED
- b. **Application No.:**2/2018/1364/VARIA
Proposal: Erect 2 No. dwellings, modify vehicular access and form parking spaces (demolish garage block) amended scheme to 2/2018/0352/FUL to revise the layout of the dwellings to accommodate the required route access to electrical sub-station and, 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, Dorset.
APPROVED
- c. **Application No.:** 2/2018/1197/FUL
Proposal: Change of use of agricultural land to station 2 No. shepherd huts for holiday accommodation (retrospective).
Location: Savage Cat Farm, Underground House, Bay Road, Gillingham, SP8 5QR.
APPROVED
- d. **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.
APPROVED
- e. **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.
REFUSED
- f. **Application No;**2/2018/0077/OUT
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.
APPROVED
- g. **Application No:**2/2018/0036/OUT
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.
APPROVED

675. Planning Application Decisions from NDDC (continued):

- h. 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.
REFUSED
- i. Application No:** 2/2018/1625/LBC
Proposal: Erect 1 No. non-illuminated fascia sign and carry out associated external alterations.
Location: 2A Stone House, High Street, Gillingham, Dorset SP8 4AN
APPROVED
- j. Application No.:** 2/2018/1497/ADV
Proposal: Erect 1 No. non-illuminated fascia sign.
Location: 2A Stone House, High Street, Gillingham, Dorset SP8 4AN
APPROVED
- k. 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
APPROVED
- l. 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
APPROVED

676. Tree Work Application Decisions from NDDC:

- a. Application No:** 2/2018/1838/CATREE
Proposal: T1 - Ash - Raise crown to 5m from ground level all round. T2 - Ash - Raise crown to 5m from ground level all round.
Location: Brewery Lane - East Bank of Opposite Garage of The Old Coach House Gillingham, Dorset, SP8 4NW.
APPROVED

677. Planning Applications:

The Chairman informed members that the order of the meeting would be amended to accommodate the members of the public present, and therefore Agenda Items 7e and 7f would follow Agenda Item 7a.

- a. Application No.:** 2/2019/0076/FUL
Proposal: Erect detached cottage. Form vehicle and pedestrian access with associated parking and turning provision.
Location: Hedgewall, Bay Lane, Gillingham, SP8 4ER.

The Chairman invited members of the public to speak. Two members of the public spoke against the application.

677. Planning Applications continued:

Following a discussion, Cllr Evill proposed that **"Gillingham Town Council objects to the application for the following reasons:**

- **Over development of the site**
- **The proposed design is out of character and unsympathetic with other properties in Bay.**
- **The proposed property will be damaging to the visual amenities and character of this area.**
- **The proposed property will be harmful to the amenities currently enjoyed by residents of existing dwellings.**
- **The proposed property will be overbearing and intrusive**
- **The proposed materials do not match and are unsympathetic to the character of the area.**
- **The proposed property will increase traffic and exacerbated existing traffic problems in Bay Lane.**
- **Inadequate turning area.**
- **Poor access and inadequate viability splays.**
- **The proposal is contrary to the aims of the Gillingham Neighbourhood Plan and to Policies 24 & 25 of the North Dorset Local Plan.**

If the case officer is mindful to approve the application, Gillingham Town Council request that the application is referred to the Dorset Council's Planning Committee for determination." Cllr Mrs Potheary seconded, the vote was unanimous. **RESOLVED**

Agenda Items 7e and 7f were discussed at this point in the meeting.

b. **Application No.:** 2/2018/1839/FUL

Proposal: Erect detached hire depot building including external wash area unit. Demolish existing garden centre building.

Location: Higher Ham Depot Shaftesbury Road to Higher Ham Farm - Road, Gillingham, SP8 5NG.

Following a discussion, Cllr Mrs Potheary proposed that **"Gillingham Town Council has no objection to the application as the proposal supports the local economy. As the building is in a prime location at the entrance to the town, Gillingham Town Council recommends a landscaping and screening condition and any failed trees within the first five years should be replaced"**. Cllr Gould seconded, the vote was unanimous. **RESOLVED**

c. **Application No.:** 2/2019/0070/HOUSE

Proposal: Erect orangery (demolish existing conservatory).

Location: Applegrove House, Wyke Road, Gillingham, SP8 4NH.

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

d. **Application No.:** 2/2019/0152/HOUSE

Proposal: Erect single storey extension to front, side and rear elevations.

Location: 8 Orchard Road, Gillingham, SP8 4BQ.

RECOMMENDATION:

Following a discussion, Cllr Gould proposed that **"Gillingham Town Council has no objection to the application"**. Cllr Frith seconded, the majority voted in favour. Cllr Miss Purkis abstained. **RESOLVED**

e. Application No: 2/2019/0025/VARIA (additional information)

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.

The Chairman invited the agent to speak. The agent outlined the proposals and clarified the situation which has resulted in the need for the applications.

Following a discussion, Cllr Evill proposed that **"Gillingham Town Council has no objections to the application as the proposal supports the rural economy"**. Cllr Gould seconded.

Cllr Mrs Potheary amended the proposal and proposed that **"Gillingham Town Council recommends refusal of the application and requests that the conditions are rewritten to meet the original needs"**. Five members voted in favour of the amended proposal. Five members voted against the amended proposal.

A vote was then taken on the original proposal. Five members voted in favour of the original proposal by Cllr Evill. Five members voted against the original proposal by Cllr Evill. The Chairman used his casting vote to support the original proposal by Cllr Evill.

It was resolved that **"Gillingham Town Council has no objections to the application as the proposal supports the rural economy"**. **RESOLVED**

f. Application No: 2/2019/0026/VARIA (addition information)

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.

It was resolved that **"Gillingham Town Council has no objections to the application as the proposal supports the rural economy"**. **RESOLVED**

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

Mrs Messer, Right of Way Liaison Officer, presented a report. Please see Appendix A.

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

Lead Member, Cllr Mrs Hunt reported that work is ongoing.

680. 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 8.44pm

Minute no. 678

Gillingham Town Council

**Rights of Way Liaison Officer
Report to Planning Committee**

Author: Mrs Sheila Messer

Footpath Problems

- The footpath across Chantry Fields has been diverted to accommodate the sewage works expansion. Last week a problem was reported. The security cameras and an aggressive audio message were triggered by walking on the agreed diversion route. This has now been rectified.
- The Footpath Workparty has a list of 8 jobs lined up.
- Last week Graham Stanley, the Senior Ranger walked part of the bridleway to Motcombe with me. We have identified a number of drainage issues and will be working on solutions.

Footpath Developments

- The Footpath Workparty has met four times so far this year. Tasks have included repair of 4 stiles, clearance of a path off Wavering Lane, additional waymarking and re-erection of a fingerpost.
- A new bridge is needed at Woodwater Farm. This is on the Rangers programme of works for the next financial year.
- The Ramblers funded a pedestrian gate where Stour Valley Way leaves Wavering Lane and this has now been installed. A plaque recognising the legacy that enabled this, has been erected too.
- The Rangers have repaired a broken hand rail on a footbridge in Wyke.

Walkers are Welcome

- We now have a larger team working on the September Walking Festival.
- The programme is being developed. The theme this year is “Exploring Local Food and Drink”.
- We are developing a circular walk to be included in The Community Rail Partnership |Line Guide. This will make use of the White Hart Link route via the Coppleridge Inn and include information on Kings Court and The Royal Forest.
- We are planning to contribute to the Ramblers “Don’t Lose Your Way – 2026” project. A group of 4 volunteers is lined up and I will be attending two training days provide by the Ramblers. The project aims to identify paths which have historically been used but are not on the definitive map. Unless such routes are registered by 2026 they will be lost forever.

White Hart Link

- A new bridge over a stream near Bugley has been warmly welcomed. Thanks to the Rangers for this.
- The final sections between Blandford and Shaftesbury will be inaugurated by September 2019.