



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

MINUTES – 11th April 2022

Minutes of the Planning meeting held on **Monday, 11th April 2022** at The Town Hall, Gillingham, commencing at 7.30pm

Present:

Cllr Val Potheary, Chairman
Cllr Rupert Evill, Deputy Chairman
Cllr Laura Ashfield
Cllr Sharon Cullingford

Cllr Barry von Clemens
Cllr Alan Frith
Cllr John Kilcourse
Cllr Roger Weeks

In attendance:

Julie Hawkins, Town Clerk
Jill Ezzard, Assistant Town Clerk
Three members of the public

The following joined the meeting via Microsoft Teams:

Cllr Mark Walden

In accordance with legislation Councillors joining the meeting via Microsoft Teams were not permitted to vote.

390. Public Participation. Please note: a period up to a maximum of fifteen minutes will be allowed for public comments and questions restricted to items listed on the following agenda

There was no public participation.

391. To receive and accept apologies for absence

It was agreed and **RESOLVED** to accept the apologies received from Cllr Paul Harris, Cllr Alison von Clemens, Cllr Mark Walden who was unable to attend due to personal reasons.

392. To receive any questions pertaining to the previous minutes

There were no questions pertaining to the previous minutes.

393. To approve the minutes as a true and accurate record of the Planning Committee meetings held on Monday 14th March 2022 and the interim meeting on Monday 28th March 2022.

It was agreed and **RESOLVED** to approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday 14th March 2022 and the interim meeting on Monday 28th March 2022.

394. To receive declarations of interest. Please note; members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests

Cllr Evill declared of disclosable pecuniary interest in Planning Application no. P/HOU/2022/01726 as a neighbour of the property.

395. To receive Decision Notices for planning applications from Dorset Council.

- a) **Application No:** P/HOU/2022/01061
Proposal: Erect Single Storey Extension
Location: 3 Hanover Lane, Gillingham, SP8 4TA
Decision: Granted
- b) **Application No:** P/NMA/2022/00866
Proposal: Non-material amendment to Planning Permission No. 2/2019/1181/HOUSE to change the roof material.
Location 1 Knoll Place, Gillingham, Dorset, SP8 4HS
Decision: Granted
- c) **Application No:** P/HOU/2022/00856
Proposal: Erect single storey flat roof extension.
Location: 1 Plantagenet Way, Gillingham, Dorset. SP8 4TD
Decision: Granted
- d) **Application No:** P/HOU/2021/05094
Proposal: Raise roof and install dormer window.
Location: Foxholes View, Hardings Lane, Gillingham, SP8 4HX
Decision: Granted
- e) **Application No:** P/CLE/2021/05618
Proposal: Certificate of lawfulness to confirm that the property has been occupied as a dwelling without compliance (in excess of 10 years) with agricultural occupancy condition (condition 2) from planning permission reference 2/1993/0132 approved 28.04.1993
Location: Bowridge Hill Farm, Bowridge Hill, Gillingham, SP8 5QS
Decision: Granted

396. To receive and consider planning applications, as follows:

a) Application No: [P/VOC/2022/01819](#)

Proposal: Demolish conservatory and erect single storey extension to form sunroom and bedroom (Variation of condition No. 2 plans list from Planning Permission P/HOU/2022/00103, to allow changes to South Elevation, changes to allow for a drain that cannot be moved and vaulted ceiling to the rooms)

Location: Stour Croft, Wessex Way, Gillingham, Dorset SP8 4LX

It was agreed and **RESOLVED** to recommend approval of Planning Application P/VOC/2022/01819 as the proposal will enhance and improve the property.

b) Application No: [P/HOU/2022/01726](#)

Proposal: Erect single storey side extension and convert loft space. Demolish existing garage, rear lean-to and greenhouse.

Location: Merleydene, 13 Common Mead Avenue, Gillingham, SP8 4NB

The Chairman informed the meeting that Planning Application P/HOU/2022/01726 had been withdrawn.

c) Application No: [P/VOC/2022/01612](#)

Proposal: Erect 1 No. dwelling, modify vehicular access and form parking spaces (with variation of condition 2 of planning permission 2/2018/1630/FUL to amend approved design & appearance)

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

It was agreed and **RESOLVED** to recommend approval of Planning Application P/VOC/2022/01612.

d) Application No: [P/FUL/2022/01820](#)

Proposal: Demolish existing pole barn, convert existing barn to dwelling and erect car port/workshop. Retain 2 No. parking spaces.

Location: Huntingford Farm, Huntingford Road, Huntingford, Dorset, SP8 5QQ

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2022/01820 as the design and proposed materials will be in keeping with the character of the area. The restoration of the building will be completed sympathetically and sustainably and will result in the long-term preservation of a non-designated heritage asset.

e) Application No: [P/FUL/2021/04747](#)

Proposal: Reinstatement of a single dwelling from existing two cottages. Erect single storey extension.

Location: 1 and 2 Rope Cottage, Mapperton Hill, Milton-on-Stour, SP8 5QG

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2021/04747 as the proposed extension will not be subservient to the main building and will result in an overbearing, unsympathetic building which is out of character with the original building. As the works have the potential to disturb or harm bats, a bat survey should be conducted prior to a decision being made.

f) Application No: [P/FUL/2021/02949](#)

Proposal: Erection of agricultural workers cabin

Location: Land at E379900 N129809, Slodbrook Lane, Milton-on-Stour.

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2021/02949 as the proposed development is outside of the defined settlement boundary (as designated within the adopted North Dorset Local Plan Part 1) and the encroachment into the countryside would cause harm which would not be outweighed by the benefit of the proposed cabin. There is insufficient evidence to support the need for a cabin at this location and the applicant has not demonstrated that the cabin is needed to serve a viable business.

g) Application No: [P/NMA/2022/01992](#)

Proposal: Non-material amendment to planning permission No.

P/HOU/2021/03334 - to include additional window to South East elevation

Location: Westbrook Cottage, Dry Lane, Gillingham, Dorset, SP8 5DR

The Chairman informed the meeting that the application for a non-material amendment has been approved by Dorset Council.

h) Application No: [P/HOU/2022/00387](#)

Proposal: Construct outdoor swimming pool and surrounding paved area.

Location: Sandley Lodge, Sandley Lodge access, Sandley, SP8 5DU

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/00387 subject to the installation of a sustainable low-noise heating system and a restriction on the use of lighting.

i) Application No: [P/HOU/2022/01619](#)

Proposal: Enlarge existing porch and erect extension above garage connecting both to the dwelling

Location: Broad Oaks, Wyke Road, Gillingham, SP8 4NG

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/01619 as the extension will be subservient to the main house and the design is sympathetic. The proposal fits in well with the existing property and the Conservation Area and will improve and enhance the dwelling.

j) Application No: [P/FUL/2022/00601](#)

Proposal: Change of use and conversion of existing building to create 3 No. dwellings and erect 1 No. additional dwelling to create 4 in total. Alter existing pedestrian access.

Location: Endcot, Station Road, Gillingham, SP8 4PY

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2022/00601 as members consider the proposal to be an unneighbourly overdevelopment of the site. Members are also concerned that the application may not to comply with ADB B5 access and facilities for the fire rescue service.

397. To receive and consider information regarding Rights of Way in Gillingham.

There was nothing to report.

398. To receive and consider an application for a new Tree Preservation Order TPO/2022/0019 Land at Maple Way, Gillingham, Dorset

It was agreed and **RESOLVED** that Gillingham Town Council support the application for a new Tree Preservation Order TPO/2022/0019 Land at Maple Way, Gillingham, Dorset.

399. To receive and consider reports from sub-committees and task and finish groups, as follows:

a) Footpath 73 Diversion.

A report was circulated prior to the meeting. Please refer to [Appendix A](#).

The Chairman thanked Cllr Poulter for his hard work on the project.

It was agreed and **RESOLVED** that the Footpath 73 Diversion Task and Finish Group be forthwith disbanded as the task is now complete.

400. To receive and consider a section 53, wildlife and countryside act 1981 application for a definitive map modification order

a) T691 Gillingham Parish, to alter Dorset Council's record of public rights of way by adding a bridleway from the end of the public road at Stock Farm, westward along Stock Lane to junction with bridleway N64/62 then southwards to cross public road at Langham Lane to meet the junction with footpath N64/61 and public road D30706.

The application was noted. The Town Council has no evidence to submit.

b) T688 Gillingham and East Stour Parishes, by adding a Byway Open to All Traffic along Standpitts Lane from the public road near Madjeston Farm zig zagging south westerly to reach the public road known as Folly Lane.

The application was noted. The Town Council has no evidence to submit.

c) T687 Gillingham Parish, by adding a Byway Open to All Traffic along the route known as Green Lane from the corner of public road Harry Lodge's Lane to the junction with Westbrook Road. In the Parish of Gillingham.

The application was noted. The Town Council has no evidence to submit.

401. To receive matters pertinent to this meeting. Please note: Members are advised that inclusion of any item is at the Chairman's discretion and that a council cannot lawfully decide upon any matter which is not specified in the summons (agenda).

There were no matters pertinent.

Closure. The meeting closed at 8.21pm.

Planning Committee – 11th April 2022

Minute no. 399

Gillingham Town Council

Footpath 73 Task and Finish Group

Author: Cllr Graham Poulter

The Task and Finish Group is pleased to report that, after around 7 years, this group has successfully achieved the diversion of footpath N64/73.

The Public Path and Definitive Map and Statement Modification Order was made on 4th February 2022, site notices were erected on 16th February and it was advertised on 17th February. The period of objection ended on 18th March and no objections were received.

The order will be effective when the work has been satisfactorily completed. The work will be carried out by the Dorset Countryside Rangers. All costs, including that of construction are being met by Dorset Council.

The effect of the diversion is that it affords a safe walking route from Milton on Stour to Gillingham Town. The new route improves the user's experience of walking the Stour Valley Way – the 64 mile long-distance trail that follows the River Stour from the sea at Christchurch to its source at Stourhead.

The old route followed the road (C142) from Milton to FP66, north of Slaughtergate Farm. The new route makes it safer and more interesting to use and also more closely follows the route of the river Stour.

I would like to extend my thanks for the assistance given by members of my Group, particularly Serena Burgess our Project Administrator, the landowners for their co-operation, Kerry Smyth, the Dorset Definitive Map Officer and Graham Stanley, Dorset Countryside Ranger, for their help and advice throughout the process.

RECOMMENDATION

That the Footpath 73 Diversion Task and Finish Group be forthwith disbanded as the task is now complete.