



PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday 11th November 2019**, at 7.30pm in the Jubilee Room, Town Hall, Gillingham, Dorset.

Present

Cllr Val Potheary (Chairman)	Cllr Rupert Evill (Deputy Chairman)
Cllr Barry Von Clemens	Cllr Paul Harris
Cllr Alan Frith	Cllr Roger Weeks
Cllr Dennis Griffin	Cllr John Kilcourse
Cllr John Robinson	Cllr Sharon Cullingford

In Attendance

Town Clerk: Julie Hawkins

Rights of Way Liaison Officer: Sheila Messer

Press and Public

Press: There were no members of the press present

Public: One member of the public

Minute No

087	To receive apologies for absence.
	It was agreed and RESOLVED that the apologies for absence received from Cllr Wareham and Cllr Mike Gould are accepted.
088	To approve the minutes of the meeting held on Monday 14th October 2019, and the interim meeting held on Monday, 28th October 2019.
	It was agreed and RESOLVED to approve the minutes of the meeting held on Monday 14 th October 2019 and the interim meeting held on Monday 28 th October 2019.
089	To receive questions pertaining to the previous meetings.
	There were no questions.
090	To receive declarations of interest. <u>Please note:</u> members are required to comply with the requirements of the Localism Act 2011, section 27, disclosable pecuniary interests.
	There were no declarations of interest.
091	To receive Decision Notices for planning applications from Dorset Council, as follows:
a.	Application No: 2/2019/0752/CPE Proposal: Certificate of Lawfulness for the continued occupation of the detached bungalow with associated single garage, garden land and parking area in breach of condition 3 (staff occupancy) of planning permission B517620 dated 7th February 1974.

	<p>Location: The Orchard, Milton Lodge Hotel, Mapperton Hill to Milton-on-Stour - Road, Milton-on-Stour, Gillingham, Dorset, SP8 5QD.</p> <p>CERTIFICATE OF LAWFULNESS GRANTED</p>
b.	<p>Application No: 2/2019/0753/CPE</p> <p>Proposal: Certificate of lawfulness existing to continue using the building (the stables) as an independent dwelling house (use Class C3).</p> <p>Location: The Old Stables, Milton Lodge Hotel, Mapperton Hill To Milton-on-Stour - Road Milton On Stour, Gillingham, Dorset SP8 5QD</p> <p>Approved</p>
c.	<p>Application No: 2/2019/0999/FUL</p> <p>Proposal: Erect 1 No. dwelling (demolish existing agricultural building).</p> <p>Location: Bowridge Hill Farm, Bowridge Hill, Gillingham, Dorset SP8 5QS</p> <p>Refused</p>
d.	<p>Application No: 2/2019/0790/FUL</p> <p>Proposal: Remove and replace existing UPVC windows.</p> <p>Location: 1 - 37 Rawson Court, High Street, Gillingham Dorset</p> <p>Approved</p>
e.	<p>Application No: 2/2019/0928/FUL</p> <p>Proposal: Change of use from lawn mower repair shop to martial arts and related classes for children and adults. Erect cycle rack and retain 9 No. parking spaces.</p> <p>Location: 1-2 Oakleigh Court, Newbury Gardens, Gillingham SP8 4HZ</p> <p>Approved</p>
f.	<p>Application No: 2/2019/1181/HOUSE</p> <p>Proposal: Erect single storey outbuilding (shed) to north-west of plot.</p> <p>Location: 1 Knoll Place, Gillingham SP8 4HS</p> <p>Approved</p>
092	To receive and consider planning applications, as follows:
a.	<p>Application No: 2/2019/1404/HOUSE</p> <p>Proposal: Erect sun-lounge (Demolish existing conservatory).</p> <p>Location: 4 Poppyfields, Gillingham, SP8 4TH</p>
	<p>It was agreed and RESOLVED to recommend approval for planning application no. 2/2019/1404/HOUSE as the proposal will enhance and improve the property. The proposal is not imposing and will not have an adverse effect on neighbouring properties.</p>
b.	<p>Application No: 2/2019/1409/FUL</p> <p>Proposal: Erect 6 No. dwellings and garages. Demolish existing agricultural buildings.</p> <p>Location: Windyridge Farm, Bay Road, Gillingham, SP8 4EP</p>
	<p>It was agreed and RESOLVED to recommend refusal for planning application no. 2/2019/1409/FUL for the following reasons:</p> <ul style="list-style-type: none"> • The increase in vehicular and pedestrian traffic generated by the proposed new development will adversely impact upon the safety of all existing users of Bay Road; • The diversion of footpath 45 does not allow residents of the proposed development to access the footpath from the site; therefore, pedestrians will have no alternative but to use Bay Road as a route to access services and amenities such as the schools, leisure centre and other town centre facilities. Bay Road does not have a dedicated footway and is considered to be unsuitable and dangerous for pedestrian use. The town council is particularly concerned about the safety of children walking to school. The application is therefore considered to be contrary to Policy 12 of the Gillingham Neighbourhood Plan which states: <i>The provision of the pedestrian and cycle network as shown in figure 9.4 will be supported. Where opportunities exist, developments should help deliver improvements to, and connect with, this network.</i> • the proposed dwellings do not make best use of solar radiation nor do they incorporate measures to meet the current national targets for energy performance.

	<p>No measures have been incorporated to reduce water consumption or impact of excessive heat, therefore the application is contrary to Policy 3 of the North Dorset Local Plan Part One, Climate Change;</p> <ul style="list-style-type: none"> the proposed development is considered to be an overdevelopment of the site <p>Cllr Griffin abstained from voting.</p>
c.	<p>Application No: 2/2019/1426/FUL Proposal: Erect 4 No. dwellings and garages, form new vehicular and pedestrian access. Demolish existing barns. Location: Horkesley Hall Farm, Common Mead Lane, Gillingham, SP8 4RE</p>
	<p>It was agreed and RESOLVED to recommend refusal of planning application no. 2/2019/1426/FUL for the following reasons:</p> <ul style="list-style-type: none"> The proposal would not lead to an enhancement compared to that approved under the Class Q permission, as the footprint of the proposed development would be larger than the approved barn conversion; the proposed dwellings would have a more prominent impact on the landscape and would have a negative visual impact on the character and appearance of the area ; the proposed development is outside of the town's settlement boundary in open countryside where a general policy of restraint applies; the increase in vehicular and pedestrian traffic generated by the new development will adversely impact upon the safety of all existing users of Common Mead Lane; the design incorporates areas of hard surfacing. The water run-off from these areas will exacerbate existing surface water flooding along the adjoining stretch of Common Mead Lane - <i>please refer to Figure 11.10 on page 56 of the Gillingham Neighbourhood Plan</i>; the proposed dwellings do not make best use of solar radiation nor do they incorporate measures to meet the current national targets for energy performance. No measures have been incorporated to reduce water consumption or impact of excessive heat, therefore the application is contrary to Policy 3 of the North Dorset Local Plan Part One, Climate Change.
093	To receive and consider information regarding Rights of Way in Gillingham.
	<p>Mrs Sheila Messer, Rights of Way Liaison Officer, reported that due to the wet weather work to public rights of way has been restricted, however the working party has cleared the footpath between the Peacemarsh Pharmacy and the River Stour.</p> <p>Mrs Messer reported that the dates for next year's Walking Festival will be 9th to 13th September 2020 inclusive and the theme will be arts and crafts.</p> <p>Mrs Messer informed the meeting that the White Hart Link is now complete and further information is available online via the following link: https://www.whitehartlink.uk/</p>
094	To receive matters pertinent to this meeting.
a.	<p>Cllr Von Clemens reported that he had attended the DAPTC AGM on Saturday 9th November where the following motions had been tabled:</p> <ul style="list-style-type: none"> Sherborne Town Council propose that DAPTC lobby the Government to provide financial support for renewable energy and energy conservation projects that have environmental benefits, so all natural and built environments and all new buildings in Dorset be sustainably carbon neutral by 2025. West Lulworth Parish Council proposes that a motion to require future housing to be built for the needs of the local people rather than a presumption in favour of any development. Building homes for Need Not Greed. Future development proposals should have to show that there is a requirement for the proposed housing. Langton Matravers Parish Council proposes that DAPTC lobby Dorset Council to amend its Planning Policy (in accordance with Revised NPPF Feb 2019 Clause 175) to the effect that in all construction developments, the felling of any mature Native

	British Species (NBS) tree will only be allowed as a last resort, and then only if it is replaced (at developer expense) with a minimum of three (3) NBS tree saplings, container grown from a credited source, and be no less than 3.5m tall. Should the construction site in question be unable to accommodate such a number, a suitable alternative site will be identified within the Parish where the development is taking place.
b.	The Town Clerk informed members that it is planned to hold a public consultation on the Gillingham Conservation Area appraisal document between Friday 17 th January and Friday 28 th February 2020. It is hoped that a consultation event will be held at the Town Hall on Saturday 25 th January 2020. Further information will be circulated as soon as the dates are confirmed.
There being no other business on the agenda, the meeting closed at 8.37pm. Signed: _____ Date: 2 nd December 2019 Chairman of Planning Committee, Cllr Val Potheary	
PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.	