



PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday, 14th October 2019**, at 8.50pm in the Jubilee Room, Town Hall, Gillingham, Dorset.

Present

Cllr Rupert Evill (Deputy Chairman)	Cllr Paul Harris
Cllr Alan Frith	Cllr Roger Weeks
Cllr Mike Gould	Cllr John Kilcourse
Cllr Dennis Griffin	

In Attendance

Town Clerk: Julie Hawkins

Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News

Public: Eleven members of the public

Minute No

074	To receive apologies for absence.
	It was agreed and RESOLVED that the apologies for absence received from Cllr Cullingford, Cllr Potheary, Cllr Robinson, Cllr Von Clemens and Cllr Wareham are accepted.
075	To approve the minutes of the meeting held on Monday 9th September 2019, and the interim meeting held on Monday, 23rd September 2019.
	It was agreed and RESOLVED to approve the minutes of the meeting held on Monday 9 th September 2019 and the interim meeting held on Monday 23 rd September 2019.
076	To receive questions pertaining to the previous meeting.
	There were no questions.
077	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.
078	To receive confirmation that the following Tree Preservation Order has been approved: Ref: TPO-613-2019 Location: Land at Brewery Lane, Gillingham, Dorset APPROVED
079	To receive Decision Notices for planning applications from Dorset Council, as follows:

a.	<p>Application No: 2/2019/0862/HOUSE Erect 1 No. Single storey extension and 1 No. dormer window.</p> <p>Proposal: Erect 1 No. Single storey extension and 1 No. dormer window</p> <p>Location: 17 Somerset Close, Gillingham, Dorset SP8 4LY</p> <p>APPROVED</p>
b.	<p>Application No: 2/2019/0929/ADV</p> <p>Proposal: Erect banner type sign 1 metre from ground with dimensions of height 2m, width 1m, depth 0.1 m on the outside of the building to advertise the times of classes and contact details and relevant information.</p> <p>Location: 1-2 Oakleigh Court, Newbury Gardens, Gillingham SP8 4HZ</p> <p>APPROVED</p>
c.	<p>Application No: 2/2019/0699/HOUSE</p> <p>Proposal: Construct new end wall to form garden room (demolish half of existing garage).</p> <p>Location: 2 Hawthorn Avenue, Gillingham, SP8 4ST</p> <p>APPROVED</p>
d.	<p>Application No: 2/2019/0648/OUT</p> <p>Proposal: Demolish buildings and develop land by the erection of 8 No. dwellings with garages, form estate road and parking. (Outline application to determine access and layout).</p> <p>Location: R.Moore Contractors, Shaftesbury Road To Higher Ham Farm - Road Gillingham SP8 4LP</p> <p>REFUSED</p>
e.	<p>Application No: 2/2019/0927/HOUSE</p> <p>Proposal: Erect two storey extension and rebuild existing conservatory.</p> <p>Location: Hay House Farm, Moor Lane, Langham, Gillingham, Dorset SP8 5NX</p> <p>APPROVED</p>
f.	<p>Application No: 2/2019/0943/HOUSE</p> <p>Proposal: Erect single storey rear extension.</p> <p>Location: 22 Fairey Crescent, Gillingham, SP8 4PE</p> <p>APPROVED</p>
g.	<p>Application No: 2/2019/1005/FUL</p> <p>Proposal: Erect detached hire depot building including external wash area unit. Demolish existing garden centre building.</p> <p>Location: Higher Ham Depot, Shaftesbury Road To Higher Ham Farm – Road, Gillingham SP8 5NG</p> <p>APPROVED</p>
h.	<p>Application No: 2/2019/1041/HOUSE</p> <p>Proposal: Construct carport & log store, alter existing dormer and construct 2nd dormer. Erect canopy over front door. Reconfigure & replace windows, replace balcony balustrading, cladding of external walls, & lay gravel to parking areas. (Demolish existing outbuildings)</p> <p>Location: Herons Veldt, Wyke Road, Gillingham, SP8 4NW</p> <p>APPROVED</p>
i.	<p>Application No: 2/2019/0954/LBC</p> <p>Proposal: Convert and rebuild agricultural store into annexe and store.</p> <p>Location: Langham House, Moor Lane, Langham, Gillingham, Dorset SP8 5NX</p> <p>APPROVED</p>
j.	<p>Application No: 2/2019/0953/HOUSE</p> <p>Proposal: Convert and rebuild agricultural store into annexe and store.</p> <p>Location: Langham House, Moor Lane, Langham, Gillingham, Dorset SP8 5NX</p> <p>APPROVED</p>

k.	<p>Application No: 2/2019/0885/HOUSE</p> <p>Proposal: Erect single storey detached garden room/home office (retrospective).</p> <p>Location: Vale House, Kings Court Road, Gillingham SP8 4LD</p> <p>APPROVED</p>
l.	<p>Application No: 2/2019/0944/HOUSE</p> <p>Proposal: Erect ground floor and first floor extension to form garage and additional living accommodation.</p> <p>Location: Belmont, Peacemarsh Road, Gillingham, Dorset SP8 4EU</p> <p>APPROVED</p>
m.	<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>
080	To receive and consider planning applications, as follows:
a.	<p>Application No: 2/2019/1203/HOUSE</p> <p>Proposal: Convert existing double garage to studio.</p> <p>Location: 59 Fern Brook Lane, Gillingham, Dorset SP8 4FL</p>
	<p>It was agreed and RESOLVED to recommend refusal for planning application no. 2/2019/1203/HOUSE as the proposal will result in the parking of displaced vehicles on the highway which will exacerbate the existing on-street parking in the surrounding area.</p>
b.	<p>Application No: 2/2019/1172/LBC</p> <p>Proposal: Erect single storey extension to connect the Lodge to existing garage. Erect extension to barn and install rooflights. Carry out all internal and external alterations associated with these works.</p> <p>Location: Sandley Lodge, Sandley Lodge Access, Sandley, SP8 5DU</p>
	<p>It was agreed and RESOLVED to recommend approval for planning application no. 2/2019/1172/LBC as the proposed work is considered to be sympathetic, and in character with the existing buildings.</p>
c.	<p>Application No: 2/2019/1222/FUL</p> <p>Proposal: Erect petrol filling station with ancillary retail facilities, car wash, jet wash, car parking and associated landscaping.</p> <p>Location: Land at E 382080 N 125599, Fern Brook Lane, Gillingham, Dorset</p>
	<p>It was agreed and RESOLVED to recommend approval for planning application no. 2/2019/1222/FUL for the following reasons:</p> <ul style="list-style-type: none"> • The proposed petrol filling station is located in an area central to the proposed southern extension where there will be a need for a petrol filling station to serve the proposed additional 1,800 new homes. • The need for Electric Vehicle Charging Points has been addressed. • The proposal will provide employment opportunities. • The design will enhance and improve the area. • Good landscaping has been incorporated into the design.
d.	<p>Application No: 2/2019/1248/FUL</p> <p>Proposal: Change of use of land to form an extension to the garden and erect summerhouse (retrospective).</p> <p>Location: Brooklands, Brewery Lane, Gillingham, SP8 4NN</p>
	<p>It was agreed and RESOLVED to recommend refusal for planning application no. 2/2019/1248/FUL as part of the land is agricultural land, the site is situated within a conservation area and there is an unresolved boundary dispute.</p>

081	To receive Notice of Confirmation of a Public Path Diversion and Definitive Map and Statement Modification Order Town and Country Planning Act 1990, Section 257 Wildlife and Countryside Act 1981, Section 53A(2) Dorset Council (Part of Footpath 50, Gillingham at Gillingham Sewage Treatment Works) Public Path Diversion Order 2019.
	The notice of confirmation was noted.
082	To receive and consider information regarding Rights of Way in Gillingham.
	A report from the Footpath Liaison Officer, Mrs Sheila Messer, was circulated. Please refer to Appendix A . Cllr Evill thanked Mrs Messer and the working party for the continued work on improving the public rights of way in and around Gillingham.
083	To receive matters pertinent to this meeting.
(a)	The Clerk informed the meeting that a provisional Tree Preservation Order (TPO) has been made at land to the East of Shreen Way under reference number: TPO-623-2019
There being no other business on the agenda, the meeting closed at 8.16pm.	
Signed: _____ Date: 11 th November 2019	
Chairman of Planning Committee, Cllr Val Potheary	
PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.	

Gillingham Town Council

Rights of Way Liaison Officer's Report

Author: Mrs Sheila Messer

1. Footpath Problems

- There are two impassable stiles and two electric fences that need handles on White Hart Link route near Bugley. Photos and a reminder sent to Rangers.
- With all the wet weather, muddy gateways are once more becoming a problem. Concerted work on these is needed during next summer. Does the council have anywhere that a load of a few tonnes of stone could be stored temporarily?

2. Footpath Developments

- The Footpath Workparty have met several times so far this summer. Tasks have included repair of 4 more stiles, clearance on the bridleway to Motcombe and replacement of steps at the footbridge below St Mary the Virgin Primary School.
- The replacement bridge at Woodwater Farm is imminent.

3. Walkers are Welcome

- The new walking festival team did a great job and we had a very successful week in September visiting local food producers who welcomed us and showed us what they do and offered delicious samples to taste.
- We provided descriptions of two circular walks that are now included in The Community Rail Partnership Line Guide. One makes use of the White Hart Link route via the Coppleridge Inn and includes information on Kingscourt and The Royal Forest. The second goes via fields and lanes from the station to Langham Church.
- I have attended two training workshops provided by The Ramblers as part of their "Don't Lose Your Way" project. 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. The workshops explored how to identify and how to collect evidence to support a claim for a "lost way." We have identified a length of track on the county boundary near Huntingford which we are currently researching. It makes a link that would provide a lovely north to south route from Mere to Gillingham.

4. White Hart Link

- The final sections between Blandford and Shaftesbury were inaugurated over the summer. The route is now fully waymarked and walkable.
- The next stages of the project are now being planned.