



GILLINGHAM TOWN COUNCIL

The Town Hall

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PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday 2nd December 2019**, at 7.30pm in the Jubilee Room, Town Hall, Gillingham, Dorset.

Present

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

In Attendance

Town Clerk: Julie Hawkins

Press and Public

Press – Michael Streeter, Gillingham and Shaftesbury News

Public: There were no members of the public present

Minute No

099	To receive apologies for absence.
	It was agreed and RESOLVED that the apologies for absence received from Cllr Griffin, Cllr John Robinson and Cllr Wareham are accepted.
100	To approve the minutes of the meeting held on 11th November 2019, and the interim meeting held on 25th November 2019.
	It was agreed and RESOLVED to approve the minutes of the meeting held on 11 th November 2019, and the interim meeting held on 25 th November 2019.
101	To receive questions pertaining to the previous meetings.
	There were no questions.
102	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.
	Cllr Potheary declared a pecuniary interest in Application No: 2/2018/1437/FUL and stated that she would leave the Council Chamber during consideration of the application.

103	To receive Decision Notices for planning applications from Dorset Council, as follows:
a.	Application No: 2/2019/1026/HOUSE Proposal: Erect single storey extension to connect the Lodge to existing garage. Location: Sandley Lodge, Sandley Lodge Access, Sandley SP8 5DU Approved.
b.	Application No: 2/2019/1172/LBC Proposal: Erect single storey extension to connect the Lodge to existing garage. Carry out all internal and external alterations associated with these works. Location: Sandley Lodge, Sandley Lodge Access, Sandley SP8 5DU Approved
c.	Application No: 2/2019/1404/HOUSE Proposal: Erect sun lounge (Demolish existing conservatory) Location: 4 Poppyfields, Gillingham SP8 4TH Approved
104	To receive and consider planning applications, as follows:
a.	Application No: 2/2019/1514/FUL Proposal: Change of use from A1 retail, ground floor (first floor already C3 use) to 3 No. dwellings. Location: 7-9 High Street, Gillingham, SP8 4AA
	<p>It was unanimously agreed and RESOLVED to recommend refusal for planning application no. 2/2019/1514/FUL for the following reasons:</p> <ul style="list-style-type: none"> • The risks of flooding have not been fully or adequately considered and as the proposal would give rise to flooding concerns it is therefore contrary to Policy 3 of the North Dorset Local Plan Part 1 and Part 14 of the NPPF 2019; • the proposal is contrary to Policy 7 of the Gillingham Neighbourhood Plan which states: <i>"The loss of retail outlets to residential use on the ground floor in areas of primary and secondary shopping frontages will be resisted"</i>; • the proposal is contrary to Policy 12 of the North Dorset Local Plan Part 1 which states: <i>"Within secondary shopping frontages, development resulting in the change of use of an existing ground floor A Class use within a unit fronting a street or pedestrian thoroughfare will not be permitted."</i>; • the applicant states that there has been no substantive interest shown in the property however it is considered that this is due to inadequate marketing of the premises and poor maintenance of the building, and • a change of use from commercial to residential poses a risk to the economic re-growth of the High Street. <p>Gillingham Town Council request that if the case officer is mindful to approve the application, the application should be considered by the Dorset Council Planning Committee.</p>
b.	Application No: 2/2018/1437/FUL (Amended) Proposal: Erect extra care residential building comprising 60 No. residential units, shared communal areas and ancillary facilities. Modify vehicular accesses, form pedestrian accesses, parking, servicing, courtyard and landscaping, carry out associated works. Location: St Martins, Queen Street, Gillingham, SP8 4DZ
	<p><i>Cllr Mrs Pothecary left the Council Chamber at 7.45pm. Cllr Evill took the Chair during consideration of the application.</i></p>

	<p>Cllr Frith and Cllr Von Clemens abstained from voting. Cllr Von Clemens requested that his reasons for abstaining were minuted. Cllr Von Clemens stated that as an objector to the demolition of St Martins House, he could not support any application for the development of the site.</p> <p>Three members voted in support of the proposal that Gillingham Town Council has no objections to the amendment subject to approval by the Conservation Officer. Cllr Weeks and Cllr Gould voted against the application.</p> <p>It was agreed and RESOLVED that Gillingham Town Council has no objections to the amendment subject to approval by the Conservation Officer, however members wish it to be noted that the drawings as presented are not clear or easy to understand.</p> <p><i>Cllr Mrs Potheary re-joined the meeting.</i></p>
105	To receive and consider information regarding Rights of Way in Gillingham.
	There was nothing to report.
106	To receive matters pertinent to this meeting.
	There were no matters pertinent
<p>There being no other business on the agenda, the meeting closed at 8.14pm.</p>	
<p>Signed: _____ Date: 13th January 2020</p> <p>Chairman of Planning Committee, Cllr Val Potheary</p>	
<p>PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.</p>	