



GILLINGHAM TOWN COUNCIL

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PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday, 24th June 2019**, at 8.37pm in the Jubilee Room, Town Hall, Gillingham, Dorset.

Present

Cllr Val Potheary (Chairman)	Cllr J Kilcourse
Cllr Rupert Evill (Deputy Chairman)	Cllr John Robinson
Cllr Sharon Cullingford	Cllr Barry Von Clemens
Cllr Alan Frith	Cllr Keith Wareham
Cllr Dennis Griffin	
Cllr Paul Harris	Cllr Alison Gale (Non-member)

In Attendance

Town Clerk: Julie Hawkins

Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News

Public: 3 members of the public

Minute no,

028 To receive apologies for absence.

Apologies were received from Cllr Gould and Cllr Weeks for personal reasons. It was agreed and **RESOLVED** that the apologies for absence received from Cllr Gould and Cllr Weeks are accepted.

029 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.**

There were no declarations of disclosable pecuniary interests declared.

030 To receive and consider planning applications, as follows:

a. Application No:2/2019/0648/OUT
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).
Location: R.Moore Contractors, Shaftesbury Road to Higher Ham Farm – Road, Gillingham SP8 4LP

It was agreed and **RESOLVED** to recommend **APPROVAL** for application no. 2/2019/0648/OUT for the following reasons:

- The proposal will tidy up and enhance the area;
- the proposed development is within a sustainable location;
- members support the decision of the Highway Authority who has no objections;
- the proposed pedestrian access will link the development to the adjoining proposed southern extension and will provide good connectivity to proposed infrastructure.

	Two voting members voted against approval of the application and two voting members abstained from voting. Cllr Von Clemens requested that his vote be recorded as he had voted against approval of the application due to concerns over the loss of employment land which is contrary to Policy 5 of the Gillingham Neighbourhood Plan.
b.	Application No: 2/2019/0627/FUL Proposal: Erect agricultural barn to store hay, tractor and overflow for farm opposite. Location: Sunnyside, Martins Lane, Milton On Stour, SP8 5AD
	It was agreed and RESOLVED to recommend REFUSAL for application no. 2/2019/0627/FUL for the following reasons: <ul style="list-style-type: none"> • Insufficient information has been provided to justify a need for the barn and as such, the application is contrary to Policy 20 of the North Dorset Local Plan Part One which states "Development in the countryside outside defined settlement boundaries will only be permitted if: for any other type of development, it can be demonstrated that there is an overriding need for it to be located in the countryside"; • the proposed barn will be dominant and over-bearing and will result in a development which will be visually damaging to the area.
c.	Application No: 2/2019/0723/HOUSE Proposal: Erect first floor extension above existing garage and extend the existing garage to the front elevation. Location: 4 Heatherfields, Gillingham SP8 4TT
	It was agreed and RESOLVED to recommend APPROVAL for application no. 2/2019/0723/HOUSE for the following reasons: <ul style="list-style-type: none"> • The proposed materials will match the existing materials; • there will be no increase in the footprint of the dwelling; • the proposal will improve and enhance the dwelling; • there will be no detrimental impacts upon the neighbours; • the plot size is adequate for the proposal.
d.	Application No: 2/2019/0682/HOUSE Proposal: Erect first floor extension and install rooflight (remove balcony and dormer). Location: Retsel Cottage, East Lawn Farm, Bay Road To Dorset County Boundary - Lane Gillingham, Dorset
	It was agreed and RESOLVED to recommend APPROVAL for application no. 2/2019/0682/HOUSE for the following reasons: <ul style="list-style-type: none"> • The proposed materials will match the existing materials; • the proposed extension will not exceed the existing roofline; • the proposal will improve and enhance the dwelling; • there will be no detrimental impacts upon the neighbours.
e.	Application No: 2/2019/0686/FUL Proposal: Erect 4 No. dwellings (demolish agricultural buildings). Location: Agricultural Building, Sandpits Lane, Gillingham Dorset
	It was agreed and RESOLVED to recommend REFUSAL for application no. 2/2019/0686/FUL for the following reasons: <ul style="list-style-type: none"> • The proposed dwellings are considered to be insensitive and out of character with the local area; • the design of the proposed development will be dominant, over-bearing and bulky and will result in a development which will be visually damaging to the landscape of the local area.

031	To receive matters pertinent to this meeting. <u>Please note:</u> 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.
<p>There being no other business on the agenda, the meeting closed at 9.08pm</p> <p>Signed: _____ Date: 8th July 2019</p> <p>Chairman of Planning Committee, Cllr Val Potheary</p>	
PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.	