



GILLINGHAM TOWN COUNCIL

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PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday 25th November 2019**, at 8.40pm in the Council Chamber, Town Hall, Gillingham, Dorset.

Present

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

In Attendance

Town Clerk: Julie Hawkins

Project Administrator: Serena Burgess

Press and Public

Press: There were no members of the press present

Public: There were five members of the public present

Minute No

095 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.

096 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. Cllr Griffin declared a personal interest in Application No: 2/2019/1457/HOUSE. Cllr Von Clemens informed the meeting that he would withdraw from the meeting during consideration of Planning Application No. 2/2019/0806/FUL as he is Chair of Governors at Wyke Primary School.

097 To receive and consider planning applications, as follows:

- a. Application No: 2/2019/1457/HOUSE**
Proposal: Erect a two-storey extension a single storey extension and make alterations to dormer windows.
Location: 8 Fairybridge Walk, Gillingham, Dorset SP8 4SE

	<p>It was agreed and RESOLVED to recommend refusal for planning application no. 2/2019/1457/HOUSE for the following reasons:</p> <ul style="list-style-type: none"> • The proposed extensions do not improve the character and quality of the property or of the area; • the proposals are of an overbearing nature and will result in an over-development of the site; • the enjoyment of the existing neighbouring properties will be significantly diminished; • the proposed extensions will result in a loss of sunlight and daylight to the neighbouring property; • the proposals will result in the amenities that are currently enjoyed by the existing dwellings adjoining the site being adversely affected, and • the application is contrary to Policy No. 24 and Policy No. 25 of the North Dorset Local Plan Part 1. <p>If the Case Officer is mindful to approve the application, members request that the application is considered by the Dorset Council Planning Committee.</p>
b.	<p>Application No: 2/2019/0806/FUL Proposal: Site a shipping container for storage of PE equipment and playtime resources (retrospective). Location: Wyke Primary School, Deane Avenue, Gillingham, SP8 4SH</p>
	<p><i>Cllr Von Clemens left the Council Chamber at 8.55pm.</i></p> <p>It was agreed and RESOLVED to recommend refusal for planning application no. 2/2019/0806/FUL for the following reasons:</p> <ul style="list-style-type: none"> • the shipping container is sited too close to the boundary of the neighbouring residential property; • the shipping container is considered to be obtrusive, overbearing and out of character with the area; • the enjoyment of the existing neighbouring property has been significantly diminished, and • the application is contrary to Policy No. 25 of the North Dorset Local Plan Part 1. <p>If the Case Officer is mindful to approve the application, members request that the application is considered by the Dorset Council Planning Committee.</p> <p><i>Cllr Von Clemens re-joined the meeting at 9.05pm.</i></p>
c.	<p>Application No: 2/2019/1211/FUL Proposal: Demolition of 2 No. dwellings and 1 No. garage block at 1 and 2 Park Villas. Erect 8 No. dwellings with associated 16 No. parking spaces and landscaping. Create new vehicular and pedestrian access. Location: 1 and 2 Park Villas, Shaftesbury Road, Gillingham, Dorset SP8 4LG</p>
	<p>It was agreed and RESOLVED to recommend refusal of planning application no. 2/2019/1211/FUL for the following reasons:</p> <ul style="list-style-type: none"> • the proposed development will result in an increase in traffic movements which is likely to cause additional danger to road users; • the proposed development constitutes an overbearing and overdeveloped site which will result in a development of cramped appearance, damaging to the visual amenity and character of the area; • the design of the proposed development does not improve the character and quality of the area within which it is located; • the loss of the hedgerow will result in the loss of an environmental asset which will have a detrimental effect on the area;

	<ul style="list-style-type: none"> the proposed development does not respect the natural environment nor does it seek to minimise the impacts of climate change, and the application is contrary to Policy Nos: 3, 4, 24 and 25 of the North Dorset Local Plan Part 1.
d.	<p>Application No: 2/2019/1599/VALBC</p> <p>Proposal: Demolish canopy porch. Carry out internal alterations to existing flat. Carry out internal and external alterations associated with the conversion of parts of existing building to form 1 No. flat, 1 No. office unit and ancillary storage. Erect external staircase with first floor landing in courtyard. (Variation of Condition No. 2 of Listed Building Consent 2/2015/1057/LBC to add additional Plan Nos. AG15/45 L002 Rev A, AG15/45 L003 Rev A, AG15/45/01 Rev E, AG15/45/02 Rev F, AG15/45/03 Rev E, AG15/45/06 Rev C and AG15/45/07 Rev B).</p> <p>Location: Stone House, High Street, Gillingham, Dorset</p>
	It was agreed and RESOLVED to recommend approval of planning application no. 2/2019/1599/VALBC as the proposals are in keeping, enhance the property, and make full use of the building.
e.	<p>Application No: 2/2019/1436/VARIA</p> <p>Proposal: Convert parts of existing building to form 1 No. flat, 1 No. office unit and ancillary storage. Erect external staircase with first floor landing in courtyard. Erect 1.5m high fence around bin enclosure in car park. (Variation of Condition No. 2 of Planning Permission 2/2015/1056/FUL to add additional plan Nos. AG15/45 L002 Rev A, AG15/45 L003 Rev A, AG15/45/01 Rev E, AG15/45/02 Rev F, AG15/45/03 Rev E, AG15/45/06 Rev C and AG15/45/07 Rev B).</p> <p>Location: Stone House, High Street, Gillingham, Dorset</p>
	It was agreed and RESOLVED to recommend approval of planning application no. 2/2019/1436/VARIA as the proposals are in keeping, enhance the property, and make full use of the building.
<p>There being no other business on the agenda, the meeting closed at 9.16pm.</p> <p>Signed: _____ Date: 2nd December 2019</p> <p style="text-align: center;">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>	