



GILLINGHAM TOWN COUNCIL

The Town Hall

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PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday, 8th July 2019**, at 7.30pm in the Jubilee Room, Town Hall, Gillingham, Dorset.

Present

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

Non Members

Cllr Alison Gale

In Attendance

Deputy Town Clerk: Clare Ratcliffe and Office Manager: Jill Ezzard

Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News

Public: 30 members of the public

Minute no,

032 To receive apologies for absence.

There were no apologies for absence.

033 To approve the minutes of the meeting held on Monday 8th April 2019, Monday, 10th June 2019 and the interim meeting held on Monday, 24th June 2019.

It was agreed and **RESOLVED** to approve the minutes of the meeting held on Monday 8th April 2019, Monday, 10th June 2019 and the interim meeting held on Monday, 24th June 2019.

034 To receive questions pertaining to the previous meeting.

Cllr Cullingford queried why application no. 2/2019/0533/FUL: Hedgewall, Bay Lane was approved by Dorset Council when Gillingham Town Council has recommended refusal. Cllr Potheary responded that as a member of the DC Planning Committee she did support the decision of the town council but was also surprised to learn that it had been approved. Cllr Potheary suggested that the decision had been made by a planning officer and will investigate. Cllr Potheary also suggested that Cllr Cullingford spoke to Dorset Councillor and Planning Portfolio Holder David Walsh for further clarification.

035	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 Gould, Cllr Potheary and Cllr Von Clemens had attended the Save Our Bay meeting the previous week with the Town Clerk, as per the Planning Committee's protocol document.
036	To receive confirmation that the following Tree Preservation Order has been approved: Reference: TPO-612-2019 Proposal: All trees of whatever species Location: The Old House, Milton-on-Stour to Wavering Lane - Road, Milton-on-Stour, Gillingham, Dorset, SP8 5PX.
	TPO-612-2019 was noted.
037	To receive Decision Notices for planning applications from Dorset Council, as follows:
a.	Application No: 2/2019/0220/FUL Proposal: Change of use to beauty, cosmetic tattooing and skin care salon. Location: Coachmans Corner, The Square, Gillingham SP8 4AY GRANTED
b.	Application No: 2/2019/0606/FUL Proposal: Change of use from agricultural land to residential curtilage (retrospective). Location: Merryfield, Wavering Lane West, Gillingham SP8 4NR GRANTED
c.	Application No: 2/2019/0570/HOUSE Proposal: Erect single storey front extension. Location: 8 Sorrel Way, Gillingham SP8 4TP GRANTED
d.	Application No: 2/2019/0597/FUL Proposal: Create 2 No. residential dwellings from first floor storage - Install 5 No. velux style roof windows and external staircase Location: Paws Claws and Jaws, High Street, Gillingham, Dorset SP8 4AA GRANTED
e.	Application No: 2/2019/0533/FUL Proposal: Erect detached dwelling and form vehicle and pedestrian access with associated parking and turning area. Location: Hedgewall, Bay Lane, Gillingham SP8 4ER GRANTED
f.	Application No: 2/2019/0455/VARIA Proposal: Erect 1 No. dwelling with attached garage and create 4 No. parking spaces. (Variation of Condition No. 2 of Planning Permission No. 2/2017/0928/FUL to substitute Drawing No. 1958-2A with Drawing No. 1958-10 to amend scheme to include new garage and conversion of existing into bedsit). Location: Land at E 380183 N 126087 Common Mead Lane, Gillingham, Dorset REFUSED
g.	Application: 2/2019/0462/FUL Proposal: Erect 1 No. dwelling. Location: Barn and Workshop At Two Counties Farm, Shaftesbury Road, Gillingham, Dorset GRANTED

h.	<p>Application No: 2/2019/0392/HOUSE</p> <p>Proposal: Install 2 No. windows to south east elevation; enlarge existing window on south west elevation.</p> <p>Location: Westbrook Cottage, Dry Lane, Gillingham, Dorset SP8 5DR</p> <p>GRANTED</p>
i.	<p>Application No: 2/2019/0433/HOUSE</p> <p>Proposal: Erect single storey extension and increase height of front boundary wall (demolish existing single storey extension and porch).</p> <p>Location: White Hill Cottage, Shaftesbury Road, Forest Deer, Gillingham, Dorset SP8 5QL</p> <p>GRANTED</p>
038	To receive and consider planning applications, as follows:
a.	<p>Application No: 2/2019/0739/FUL</p> <p>Proposal: Erect 200 No. dwellings, form vehicular access from Bay Road, pedestrian / cycle link to public right of way, car parking, landscaping, public open space including attenuation pond, erect building to house electricity sub-station and carry out associated works including diversion of public right of way.</p> <p>Location: Land South of Bay Road, Gillingham, Dorset</p>
	<p>Cllr Potheary explained that she would not participate in the meeting for this item as she is a member of the Dorset Council Planning Committee would not be able to vote if the application goes before Dorset Council. Cllr Potheary left the meeting 7.40pm.</p> <p>Cllr Evill as Deputy Chairman presided over the meeting.</p> <p>It had been noted prior to the meeting that five people wished to speak at the meeting; however, only four were present: Phil Wilson, Peter Parfit, Mrs Ryan and Sandra Trowbridge. There were no representatives from the applicant.</p> <p>Cllr Von Clemens concurred with the comments made by the residents of Bay.</p> <p>Cllr Von Clemens commented as follows:</p> <ul style="list-style-type: none"> • Dorset Council Highways has objected to the application. • The development is estimated to bring an extra 40 primary school children, 36 extra pupils to the senior school and 16 students to the sixth form. • The development has not been figured into the existing infrastructure. The planned infrastructure is for the southern extension. • The development landlocks the secondary school and prevents it from expanding internally to allow for extra pupils. • The development is not part of the planning framework • There is not mitigation for the extra 480 additional residents that would require primary healthcare, which is already oversubscribed. • Contrary to Local Plan 17 and Neighbourhood Plan. The planned growth is for the southern extension not land at Bay. • Master Plan framework section 106 agreements have not been considered • The site is likely to have important archaeology connected with the Royal Forest. The site should be investigated as there is historical evidence that it was once the site of the Forest Warden. • The development is high density with likely very little natural light. • Old and important trees are at risk and should be referred to the Dorset Council Tree Officer for blanket TPO. • Bay Road regularly floods to the extent that 200 homes cannot get vehicle access. <p>To conclude: this matter should be referred to Dorset Council by the Northern Region Planning Committee.</p> <p>Councillors supported all the comments made by residents and Cllr Von Clemens.</p>

	<p>Cllr Wareham also commented the green spaces was away from the development, there was no regard for solar panels, ground-source heat pumps or drainage. The development is no sustainable.</p> <p>It was agreed and RESOLVED to recommend REFUSAL for planning application no. 2/2019/0739/FUL for the following reasons:</p> <ul style="list-style-type: none"> • The increase in vehicular and pedestrian traffic generated by the new development will adversely impact upon the safety of all existing users of Bay Road; • the design of the roads within the proposed development do not respect the existing road hierarchy and do not provide a clear and navigable route for motor vehicles which is contrary to Policy 13 of the Gillingham Neighbourhood Plan; • the design incorporates areas of hard shared surfacing and narrow winding roads with no clear visibility of pedestrian movements which is contrary to Policy 13 of the Gillingham Neighbourhood Plan; • Insufficient parking has been provided; • the layout and design of the proposed development does not respect the more historic street layout of Bay and is therefore contrary to Policy 23 of the Gillingham Neighbourhood Plan; • the proposed development is on the rural edge of town and has not been planned and designed to maintain the sensitive transaction between urban and rural environments and is therefore contrary to Policy 23 of the Gillingham Neighbourhood Plan; • the proposed landscaping is not integral to the design of the development and does not integrate successfully into the local environment and is therefore contrary to Policy 25 of the Gillingham Neighbourhood Plan; • the density of the proposed development does not respect the surrounding context and setting; • the design quality does not respect the qualities and character of nearby buildings and the area in which it is situated and is therefore contrary to Policy 24 of the Gillingham Neighbourhood Plan; • 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 and is therefore contrary to Policy 3 of the North Dorset Local Plan Part One; • no measures have been incorporated to reduce water consumption or impact of excessive heat; • the proposed development will have a detrimental effect on the natural landscape of the area and the Gillingham Royal Forest Area; • the proposal would be piecemeal and premature in that it would not bring forward housing in a comprehensive and coordinated manner as agreed through the Master Plan Framework and could therefore be detrimental to infrastructure delivery for Gillingham. <p>It was agreed and RESOLVED to recommend that planning application no. 2/2019/0739/FUL is dealt with by Dorset Council Northern Planning Committee.</p> <p>It was agreed and RESOLVED that the trees at risk and should be referred to the Dorset Council Tree Officer for blanket Tree Preservation Order.</p> <p>Cllr Potheary was invited to return to the meeting at 8.15pm. At which point only seven members of the public remained.</p>
b.	<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>

	The application has no impact on the neighbouring properties. It was agreed and RESOLVED to recommend APPROVAL for planning application no. 2/2019/ 0699/HOUSE as the application has no impact on the neighbouring properties.
c.	Application No: 2/2019/0752/CPE Proposal: Certificate of Lawfulness to continue using bungalow as independent dwelling house with associated single garage, garden land and parking area. Location: The Orchard Milton Lodge Hotel, Mapperton Hill To Milton-on-stour - Road Milton On Stour, Gillingham, Dorset SP8 5QD
	It was agreed and RESOLVED to recommend APPROVAL for planning application no. 2/2019/0752/CPE.
d.	Application No: 2/2019/0753/CPE Proposal: Certificate of lawfulness existing to continue using the building (the stables) as an independent dwellinghouse (use Class C3). Location: The Old Stables Milton Lodge Hotel, Mapperton Hill To Milton-on-stour - Road Milton On Stour Gillingham, Dorset SP8 5QD
	It was agreed and RESOLVED to recommend APPROVAL for planning application no. 2/2019/0753/CPE.
e.	Application No: 2/2018/1082/CPE Proposal: Application for a Certificate of Lawfulness to continue using the land to station a residential mobile home. Location: North Lawn Farm House, Bay Road to Lawn Bridge – Road, Gillingham SP8 5QP
	It was agreed and RESOLVED to recommend APPROVAL for planning application no. 2/2019/1082/CPE.
f.	Application No: 2/2019/0654/HOUSE Proposal: Erect two storey rear extension. Location: 14 Poppyfields, Gillingham, Dorset SP8 4TH
	It was agreed and RESOLVED to recommend APPROVAL for planning application no. 2/2019/0654/HOUSE, but would like soundproofing to be considered for the former garage which was converted to living accommodation some years ago.
g.	Application No: 2/2019/0805/FUL Proposal: Change of Use and conversion of ground floor Offices and first floor storage to 2 No. dwellings. To include a first-floor extension over existing ground floor and a two-storey extension. Location: Gilyard Scarth Estate Agents, High Street, Gillingham, Dorset SP8 4QT
	It was agreed and RESOLVED to recommend APPROVAL for planning application no. 2/2019/0805/FUL.
h.	Application No: 2/2019/0782/HOUSE Proposal: Erect single storey extensions and 3 No. gables (demolish existing single storey extension). Location: Westbrook Farmhouse, Westbrook Road, Gillingham, Dorset SP8 5DT
	It was agreed and RESOLVED to recommend APPROVAL for planning application no. 2/2019/ 0782/HOUSE as the proposed extension would not be detrimental to the property.
i.	Application No: 2/2019/0814/ADV Proposal: Erect 1 No. freestanding internally illuminated 6m high double-faced boundary sign, 3 No. internally illuminated hanging signs, 2 No. non-illuminated vinyl signs and 2 No. non-illuminated temporary banner signs. Location: Aldi Stores Ltd, Kingsmead Business Park, Gillingham, Dorset SP8 5FB

	It was agreed and RESOLVED to recommend APPROVAL for planning application no. 2/2019/0814/ADV, but request that it is not lit out of opening hours.
039.	To receive notification from Dorset Council of the following provisional Tree Preservation Order: Reference: TPO-613-2019 Proposal: 2x Ash Trees Location: Land at, Brewery Lane, Gillingham, Dorset.
	Notification of TPO -613-2-19 was noted. Cllr Cullingford commented that it was the duty of the town council to protect all trees.
040	To agree a councillor to represent the planning interests of Milton-on-Stour.
	It was agreed and RESOLVED to recommend Cllr Gould to represent the planning interests of Milton-on-Stour.
040	To receive and consider information regarding Rights of Way in Gillingham.
	There was nothing to report.
041	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.
There being no other business on the agenda, the meeting closed at 40pm	
Signed: _____ Date: 12 th August 2019 Chairman of Planning Committee, Cllr Val Potheary	
PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.	