



GILLINGHAM TOWN COUNCIL

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PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday, 9th September 2019**, at 7.30pm in the Jubilee Room, Town Hall, Gillingham, Dorset.

Present

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| Cllr Val Pothecary (Chairman) | Cllr Mike Gould |
| Cllr Rupert Evill (Deputy Chairman) | Cllr Paul Harris |
| Cllr Sharon Cullingford | Cllr John Kilcourse |
| Cllr Alan Frith | Cllr Barry Von Clemens |

In Attendance

Town Clerk: Julie Hawkins

Deputy Town Clerk: Clare Ratcliffe

Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News

Applicants: Mr Paul Read, Magna Housing. Mr Daniel Knight, Kenn Saddan Associates Architects.

Public: Two members of the public

Minute no,

060 To receive apologies for absence.

Apologies were received from Cllr Robinson, Cllr Wareham and Cllr Weeks. It was agreed and **RESOLVED** that the apologies for absence received from Cllr Robinson, Cllr Wareham, and Cllr Weeks, are accepted.

061 To approve the minutes of the meeting held on Monday 12th August 2019, and the interim meeting held on Tuesday, 27th August 2019.

It was agreed and **RESOLVED** to approve the minutes of the meeting held on Monday 12th August 2019 and the interim meeting held on Tuesday, 27th August 2019.

062 To receive questions pertaining to the previous meeting.

There were no questions.

063 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.

Cllr Von Clemens referred to Application No: 2/2018/1437/FUL and made the following verbatim statement:

" When I was approached by local residents asking me for my help in their campaign to oppose the demolition of St Martin's house by DCC I was fully aware that under the GTC planning committee planning protocol document I would have to abstain from voting when any future application for this site was presented, as it could be seen that I had predetermined the application. I accepted this and informed the Town Clerk of my

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| | <p><i>intention to be involved with the campaign to save St Martins at the offset and that I would abstain from voting on any future application for this site. Although this application does not involve the demolition of St Martins, I still feel that under our protocol document that it is right for me to abstain from voting when the application is heard this evening to ensure the integrity and impartiality of this committee's decision-making process".</i></p> <p>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.</p> |
| | Cllr Frith joined the meeting at 7.35pm |
| 064 | To receive Decision Notices for planning applications from Dorset Council, as follows: |
| a. | <p>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 APPROVED</p> |
| b. | <p>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 APPROVED</p> |
| c. | <p>Application No: 2/2019/0886/HOUSE Proposal: Erect 1 No. rear extension, replace roof, to include replacement roof on dormers and other alterations. Location: Old Presthayes, Dunns Lane, Eccliffe SP8 5RE APPROVED</p> |
| d. | <p>Application No: 2/2019/0686/FUL Proposal: Erect 4 No. dwellings (demolish agricultural buildings). Location: Agricultural Building, Sandpits Lane, Gillingham Dorset APPROVED</p> |
| e. | <p>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 APPROVED</p> |
| f. | <p>Application No: 2/2019/0934/HOUSE Proposal: Erect single storey rear extension (Retrospective) Location: Newlands, Shaftesbury Road, Gillingham SP8 4LJ APPROVED</p> |
| 065 | To receive and consider planning applications, as follows: |
| a. | <p>Application No: 2/2018/1437/FUL Proposal: Erect extra care residential building comprising 59 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> |
| | Cllr Potheary left the Council Chamber at 7.37pm and Cllr Evill took over the chair. |

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| | <p>Mr Paul Read was invited to speak on behalf of the applicant, Magna Housing Ltd. Mr Read outlined the application and stated that the building will be built to a high specification with good thermal insulation. Mr Read confirmed the need for the extra care facility which will be made available for active older people.</p> <p>Mr Daniel Knight was invited to speak on behalf of Kenn Saddan, Associates Architects. Mr Knight outlined the design and confirmed that previous concerns had been taken into consideration when designing the amended proposed building. Mr Knight explained that the site has now been designed to allow a clear view of the Parish Church of St Mary the Virgin when viewed from Queen Street. Mr Knight stated that the proposed building had been designed to incorporate the existing Cherry tree.</p> <p>Following a discussion, it was agreed and RESOLVED to recommend approval for planning application no. 2/2019/1437/FUL for the following reasons:</p> <ul style="list-style-type: none"> • The amended application is an improvement on the previous application in terms of the design and impact on the street scene; • the amended application is sympathetic with the character of the area; • the proposed balconies will be beneficial to the residents and improve their quality of life; • the site will benefit from the landscaping scheme, in particular the proposed wildflower meadow at the rear of the proposed building, and • the proposed 'H' shaped design makes good use of the site. <p>Cllr Von Clemens and Cllr Frith raised concerns over the height and bulk of the proposed building and the possible increase in traffic and pedestrians. Cllr Von Clemens and Cllr Frith abstained from voting.</p> <p>Cllr Pothecary returned to the Council Chamber at 7.59pm.</p> |
| b. | <p>Application No: 2/2019/0885/HOUSE Proposal: Erect single storey detached garden room/home office (retrospective). Location: Vale House, Kings Court Road, Gillingham SP8 4LD</p> |
| | <p>It was agreed and RESOLVED to recommend approval for planning application no. 2/2019/0885/HOUSE. Cllr Frith abstained from voting.</p> |
| c. | <p>Application No:2/2019/1005/FUL Proposal: Erect detached hire depot building including external wash area unit. Demolish existing garden centre building. Location: Higher Ham Depot, Shaftesbury Road to Higher Ham Farm Road, Gillingham SP8 5NG</p> |
| | <p>It was agreed and RESOLVED to recommend approval for planning application no. 2/2019/1005/FUL.</p> |
| d. | <p>Application No:2/2019/1041/HOUSE Proposal: Construct carport & log store, alter existing dormer and construct 2nd dormer. Erect canopy over front door. Reconfigure and replace windows, replace balcony balustrading, cladding of external walls, and lay gravel to parking areas. (Demolish existing outbuildings) Location: Herons Veldt, Wyke Road, Gillingham SP8 4NW</p> |
| | <p>It was agreed and RESOLVED to recommend approval for planning application no. 2/2019/1041/HOUSE for the following reasons:</p> <ul style="list-style-type: none"> • the proposals will improve and enhance the property, and • there will be no adverse effects on neighbours. |

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| e. | <p>Application No:2/2019/0559/FUL Proposal: Demolish existing garage and workshop. Erect 4 No. dwellings and provide parking and carport. Location: Forge Garage, Back Lane, Milton On Stour SP8 5PZ</p> |
| | <p>It was agreed and RESOLVED to recommend approval for planning application no. 2/2019/0559/FUL for the following reasons:</p> <ul style="list-style-type: none"> • the proposed development is a good use of the site; • the proposed development will improve and enhance the area; • the proposed dwellings have been sympathetically designed and will be in keeping with the character of the village; • the proposed dwellings will encourage families to settle in the village helping towards sustainability and vibrancy, and • the proposed dwellings are within easy walking distance of the primary school. |
| f. | <p>Application No: 2/2019/0790/FUL Proposal: Remove and replace existing UPVC windows. Location: 1 - 37 Rawson Court, High Street, Gillingham Dorset</p> |
| | <p>It was agreed and RESOLVED to recommend approval for planning application no. 2/2019/0790/FUL for the following reasons:</p> <ul style="list-style-type: none"> • the windows will be replaced on a like-for-like basis, and • the proposed windows will increase thermal retention. |
| 066 | To receive comments relating to the Draft North Dorset Area Strategic Landscape and Heritage Sensitivity Assessment Study. <u>Please note:</u> This is in draft form and is for fact checking only. |
| | <p>The Chairman reminded members that the draft document had been circulated for fact checking purposes only. The following comments were made:</p> <ul style="list-style-type: none"> • Gillingham Neighbourhood Plan is not listed in the appendix detailing the documents/evidence base; • St Mary's Church should be referred to as the Parish Church of St Mary the Virgin, and • Milton On Stour should be amended to read Milton-on-Stour. |
| 067 | To receive and consider the Pre-Submission Shaftesbury Neighbourhood Plan. |
| | It was unanimously agreed and RESOLVED to support the Pre-submission Shaftesbury Neighbourhood Plan as drafted. |
| 068 | To receive and consider information regarding Rights of Way in Gillingham. |
| | There was nothing to report. |
| 069 | 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). |
| | Cllr Von Clemens informed the meeting that the White Hart Link, a 50-mile circular walking route in the Blackmore Vale, has now been completed. |
| <p>There being no other business on the agenda, the meeting closed at 8.39pm.</p> <p>Signed: _____ Date: 14th October 2019</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> | |