



GILLINGHAM TOWN COUNCIL

PLANNING COMMITTEE

The Town Hall, School Road, Gillingham, Dorset SP8 4QR
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Minutes of an interim meeting of the **Planning Committee** held on **Monday 25th April 2016** commencing at 8.14pm in The Jubilee Room, Town Hall, School Road, Gillingham.

Present: Cllr B Von Clemens (Chairman), Cllr D Griffin (Deputy Chairman), Cllr Ms A Baker, Cllr Mrs A Beckley, Cllr Mrs S Hunt, Cllr A Frith, Cllr S Joyce, Cllr Mrs V Pothecary, Cllr Miss Purkis and Cllr D Walsh.

In attendance: Mrs Julie Hawkins, Planning Committee Clerk.
Non-member Cllr R Evill and two members of the public.

175. To receive apologies for absence.
There were no apologies.

176. Declarations of Interest - Members are required to comply with the requirements of Section 27 of the Localism Act 2011 discloseable pecuniary interests.
The Chairman referred to Planning Application No. 2/2016/0337/FUL and informed the meeting that the proposal for the Skate Park is part of the Town Council's refurbishment project at Hardings Park and therefore, the committee will be unable to comment.

177. Planning Applications:

a. Planning Application No: 2/2016/0321/LBC

Proposal: Replacement of two plain, modern ceilings with new decorative plasterwork.

Location: The Old House, Milton-on-Stour to Wavering Lane - Road, Milton-on-Stour, Dorset, SP8 5PX

COMMENTS:

Ward Councillor, Cllr Mrs Hunt explained that the proposals have been designed to fit with the character and quality of the house and the applicants have consulted the Conservation Officer. Cllr Mrs Hunt stated that in her opinion the proposals are 'stunning' and are in the best interest of The Old House.

Cllr Mrs Beckley informed the meeting that the work will be carried out by an expert, in consultation with the conservation officer.

When put to the vote all voting members recommended approval of the application subject to approval by the Conservation Officer.

RECOMMEDATION:

Gillingham Town Council recommends approval of the application subject to approval by the Conservation Officer.

177. Planning Applications continued:

b. Planning Application No: 2/2016/0296/FUL

Proposal: Demolition of part of existing dilapidated stable block and restoration and repair of remaining section, to be used as garden store.

Location: Sandley Stud, Sandley Lodge Access, Gillingham, Dorset, SP8 5DU

COMMENTS:

Ward Councillor, Cllr Miss Purkis, expressed her disappointment that the structure could not be restored.

Cllr Walsh expressed his support for the application and stated that in his opinion the proposals will be a huge asset to Gillingham. Cllr Walsh emphasized the need for holiday accommodation in the area, as currently there is a shortage of places to stay. Cllr Walsh asked members to look at the bigger picture with regards to tourism and the income which it could potentially bring to the area and stated that in his opinion the area has a lot to offer visitors including walking, cycling and horse riding.

Cllr Joyce stated, that at first, he had had concerns regarding the proposal but having studied the application he was of the opinion that it will be beneficial to demolish the stable block.

The Chairman concurred with Cllr Walsh and Cllr Joyce and stated that in his opinion, the structure is beyond repair.

When put to the vote all voting members recommended approval of the application.

RECOMMEDATION:

Gillingham Town Council recommends approval of the application.

c. Planning Application No: 2/2016/0297/LBC

Proposal: Demolish part of existing dilapidated stable block and restoration and repair of remaining section, to be used as garden store and carry out associated internal and external alterations.

Location: Sandley Stud, Sandley Lodge Access, Gillingham, Dorset, SP8 5DU

COMMENTS:

When put to the vote all voting members recommended approval of the application.

RECOMMEDATION:

Gillingham Town Council recommends approval of the application.

d. Planning Application No: 2/2016/0261/FUL

Proposal: Conversion of the existing disused stable buildings to 6 No. holiday accommodation. Provision of parking bays and soft landscaping within the stable courtyard.

Location: Sandley Stud, Sandley Lodge Access, Gillingham, Dorset, SP8 5DU

COMMENTS:

Cllr Ms Baker expressed her support for the application and the importance of diversification.

Cllr Mrs Beckley stated that in her opinion the conversion has been well designed and the appearance of the structure will alter very little.

Cllr Mrs Pothecary asked for the standard condition to be attached restricting the period of stay to 28 days, to ensure that the units are not used as permanent residential accommodation.

Cllr Walsh concurred with Cllr Mrs Pothecary and asked that a condition is attached stating that a register of occupation is kept which must be made available for inspection by the Local Planning Authority.

177. Planning Applications continued:

When put to the vote all voting members recommended approval of the application subject to a condition restricting the period of stay, and a register of occupation being kept.

RECOMMEDATION:

Gillingham Town Council recommends approval of the application subject to the following condition:

The accommodation shall be used for holiday letting and shall not be used for the purpose of providing permanent residential accommodation. The accommodation shall not be let to any individual or group of individuals for any period which exceeds 28 consecutive days and there shall be no return by any such party within a further 28 days. A register of occupancy shall be kept and shall be made available to the Local Planning Authority on request.

e. Planning Application No: 2/2016/0363/FUL

Proposal: Erect stable block and create 2 No. parking spaces (demolish existing field shelter).

Location: North Lodge, Wavering Lane West, Gillingham, Dorset, SP8 5NH

COMMENTS:

The Chairman informed the meeting that notification has been received from North Dorset District Council stating that the location should read 'Land West of North Lodge'.

Cllr Walsh stated that he had no issues with the proposed access, scale or appearance of the stable block and the Dorset Highway Authority has no objections to the application.

Cllr Joyce stated that the existing stable is in a 'bad way' and in his opinion, it will be sensible to position the stable block closer to the road for security purposes.

When put to the vote, 8 voting members recommended approval of the application.

Cllr Frith abstained from voting as he had not had the opportunity to view the plans.

RECOMMEDATION:

Gillingham Town Council recommends approval of the application.

f. Planning Application No: 2/2016/0308/HOUSE

Proposal: Erect single storey extension and convert attached outbuilding into habitable accommodation. Remove oil tank/ bund and replace.

Location: Wyke Farm, B3081 - West Bourton Road to Westbrook Road, Gillingham, Dorset, SP8 5NR

COMMENTS:

Cllr Walsh informed the meeting that the applicants are working with the Conservation Officer and stated that he was pleased to see that the applicants are investing in the restoration of the property.

The Chairman informed the meeting that in his opinion the applicants have provided sufficient evidence to prove the original footprint of the building.

Cllr Mrs Hunt stated that in her opinion the extension has been sensitively designed and will enhance the property.

When put to the vote, 8 voting members recommended approval of the application.

Cllr Frith abstained from voting as he had not had the opportunity to view the plans.

RECOMMEDATION:

Gillingham Town Council recommends approval of the application.

177. Planning Applications continued:

g. Planning Application No: 2/2016/0309/LBC

Proposal: Erect single storey extension carry out internal and external alterations including the conversion of attached outbuilding into habitable accommodation. Remove oil tank/ bund.

Location: Wyke Farm, B3081 - West Bourton Road to Westbrook Road, Gillingham, Dorset, SP8 5NR

COMMENTS:

When put to the vote, 8 voting members recommended approval of the application.

Cllr Frith abstained from voting as he had not had the opportunity to view the plans.

RECOMMEDATION:

Gillingham Town Council recommends approval of the application.

h. Planning Application No: 2/2016/0541/HOUSE

Proposal: Erect first floor extension including 4 No. dormers, and single storey side extension.

Location: 10 Common Mead Avenue, Gillingham, Dorset, SP8 4NB

COMMENTS:

The Chairman informed the meeting that a letter of objection has been received from the residents of a neighbouring property.

The Chairman stated that he is of the opinion that the siting, scale and height of the proposed development will result in an un-neighbourly form of development which will have a poor relationship with the bungalow known as 'Orchard Lodge', which is to the rear of the property.

Ward Councillor, Cllr Walsh stated that in his opinion, the proposed development will be overbearing and the application is contrary to Policy 25 of the North Dorset Local Plan which states: *Development will be permitted provided that it is designed to protect the privacy of its occupants and those of neighbouring properties.* Cllr Walsh stated that the proposed development will be detrimental to the amenity of the neighbouring residents and asked that the application is referred to the North Dorset District Council Development Management Committee.

Cllr Mrs Beckley stated that the proposed design is not in keeping with the area and will be detrimental to the street scene.

Cllr Ms Baker raised concern over the proposed height of the development.

The Chairman invited non-member, Cllr Evill to speak.

Cllr Evill stated that although he will not be directly affected by the development he lives in the area and is familiar with the row of bungalows. Cllr Evill stated that in his opinion the proposals are totally out of keeping with the area.

Cllr Mrs Potheary stated that in her opinion the proposals will be overbearing to neighbouring properties and the design conflicts with the design principles as set out in the local plan.

The Chairman invited local resident Mrs S Dobie to speak.

Mrs Dobie informed the meeting that she lives in the bungalow to the rear of the property and explained that as 10 Common Mead Lane is situated in an elevated position the proposals will be overbearing and result in a loss of privacy and light.

When put to the vote all members recommended refusal of the application and agreed that, should the case officer be mindful to approve the application, then it should be referred to the Development Management Committee at North Dorset District Council.

177. Planning Applications continued:

RECOMMEDATION:

Gillingham Town Council recommends refusal of the application for the following reasons:

- The siting, scale and height of the proposed development will result in an un-neighbourly form of development which will have a poor relationship with neighbouring properties.
- The proposed development will be detrimental to the amenity of the neighbouring properties and is contrary to Policy 25 of the North Dorset Local Plan which states: *Development will be permitted provided that it is designed to protect the privacy of its occupants and those of neighbouring properties.*
- The proposals are out of character with the area and will be detrimental to the street scene. The application is contrary to Policy 24 of the North Dorset Local Plan which states: *Development should be designed to improve the character and quality of the area within which it is located.*

Gillingham Town Council wish to request that should the case officer be mindful to approve the application, then it should be referred to the Development Management Committee at North Dorset District Council.

i. Planning Application No: 2/2016/0337/FUL

Proposal: Form Skate Park.

Location: Recreation Ground, Hardings Lane, Gillingham, Dorset.

COMMENTS:

The Chairman informed the meeting that the application for the skate park is part of the Town Council's project to refurbish the recreation ground at Harding Lane and therefore the committee will be unable to make any recommendations.

178. Tree Works Applications:

a. Tree Works Application No: 2/2016/0502/TPTREE

Proposal: T1 - Poplar - Remove (Please see application and supporting documents for information/reasons)

Location: 24 Barnaby Mead, Gillingham, Dorset, SP8 4AL

COMMENTS:

Tree Warden, Cllr Ms Baker presented a report to the meeting and stated that in her opinion it is questionable whether or not the Poplar trees are making a difference to the subsidence. Cllr Ms Baker referred to both applications and stated that she was mindful to recommend refusal.

Cllr Walsh reminded members that the Tree Preservation Order was put in place to protect the trees along the river corridor and stated that in his opinion the trees in question were an important part of the landscape.

Cllr Mrs Potheary stated that although the town council may object to the proposed work, the ultimate decision will lie with the Tree Officer at North Dorset District Council.

All members agreed that they are unable to support the application and request that the Tree Officer at North Dorset District Council reviews the Area Tree Preservation Order.

RECOMMEDATION:

Gillingham Town Council is unable to support the application and request that the Tree Officer at North Dorset District Council reviews the Area Tree Preservation Order.

178. Tree Works Applications continued:

b. Tree Works Application No: 2/2016/0493/TPTREE

Proposal: TG1 - Holm Oak (Twin stem) – Remove, TG2 - Poplar (x2) – Remove
Please see application and supporting documents for further information/reasons

Location: 25 Barnaby Mead, Gillingham, Dorset, SP8 4AL

RECOMMEDATION:

Gillingham Town Council is unable to support the application and request that the Tree Officer at North Dorset District Council reviews the Area Tree Preservation Order.

Closure. The meeting closed at 8.49pm.