



# 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 16th May 2016** commencing at 8.15pm 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 Mrs V Potheary, Cllr Miss Purkis and Cllr D Walsh.

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

**180. To receive apologies for absence.**  
Apologies were received from Cllr S Joyce.

**181. Declarations of Interest - Members are required to comply with the requirements of Section 27 of the Localism Act 2011 discloseable pecuniary interests.**  
Cllr Griffin advised the meeting that although he did not have a pecuniary interest, he had a personal interest in Planning Application No. 2/2016/0682/HOUSE as he is known to the applicant.

Cllr Mrs Hunt advised the meeting that although she did not have a pecuniary interest, she had a personal interest in Planning Application 2/2016/0442/FUL, as she is a Church Warden at St Simon and St Judes Church in Milton-on-Stour.

Cllr Mrs Potheary advised the meeting that although she did not have a pecuniary interest, she had a personal interest in Planning Application 2/2016/0495/FUL, as she is a Vice President at North Dorset Rugby Football Club.

The Chairman advised the meeting that there had been technical issues over the weekend with online planning applications and apologized for the inconvenience caused. The Chairman stated that unfortunately the town council staff are unable to provide any support during weekends and asked members to ensure that they allow plenty of time to view planning applications so that any technical issues can be resolved during working hours.

### **182. Planning Applications:**

#### **a. Planning Application: 2/2016/0442/FUL**

**Proposal:** Proposal to add a single storey extension for a WC and boiler room to the north east corner of the church organ chamber. Further proposals to re-grade ground around entrance and add a drainage mound to the church field.

**Location:** St Simon and St Judes Church, Milton-on-Stour, Dorset.

**COMMENTS:** Cllr Mrs Hunt informed the meeting that St Simon and St Judes Church had a number of problems that needed to be addressed including problems with the floor, pulpit, heating and lighting. Cllr Mrs Hunt explained that the church's current facilities are inadequate and

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do not meet expected modern standards as there is no WC. Cllr Mrs Hunt stated that in order to accommodate larger audiences visiting the church more frequently, there will need to be an accessible WC facility for all, including the disabled and children. Cllr Mrs Hunt outlined the proposals and stated that the aim is to increase the use of the church and to make it more sustainable.

Cllr Walsh stated that in his opinion the proposals were a necessity.

Cllr Ms Baker expressed her support for the application.

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

All members agreed that should the Case Officer be mindful to refuse the application, then it should be referred to the Development Management Committee at North Dorset District Council.

Cllr Mrs Hunt abstained from voting as she had a personal interest in the application.

**RECOMMENDATION:**

Gillingham Town Council recommends approval of the application.

If the Case Officer is mindful to refuse the application, Gillingham Town Council requests that the application is referred to the Development Management Committee at North Dorset District Council.

**b. Planning Application: 2/2016/0509/FUL**

**Proposal:** Change of use and conversion of a House in Multiple Occupation to 1 No. Dwelling (with up to 3 of the 7 bedrooms used for B&B accommodation) and an annexe. Erect carport.

**Location:** Lodbourne Farmhouse, Lodbourne Green, Gillingham, SP8 4EH

**COMMENTS:**

Cllr Griffin stated that there is a lack of Bed and Breakfast facilities in the town and welcomed the proposals.

Cllr Mrs Beckley stated that in her opinion this would be an excellent use of the building.

Cllr Ms Baker raised concerns over the proposal to block up the existing carport opening on the East elevation with brickwork, and stated that whilst she understands the need, she has concerns regarding the resulting appearance. Cllr Ms Baker informed the meeting that she has spoken to some of the neighbours who have advised her that they have not received notification of the applications and have raised concerns over proposed parking facilities.

Cllr Walsh explained that letters are only sent to neighbours sharing a boundary with the property.

Cllr Mrs Potheary supported the application for a change of use and stated that the structural alterations will be dealt with as part of Application No. 2/2016/0510/LBC.

Cllr Griffin stated that it was his understanding that if parking is available within a certain distance then this was acceptable within planning law. NB. *Please see Appendix C of the Local Plan Part One for standards and guidance for parking provision.*

Cllr Walsh stated that the proposals support the tourism initiative for the town and will boost the economy.

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

**RECOMMENDATION:**

Gillingham Town Council recommends approval of the application.

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**c. Planning Application: 2/2016/0510/LBC**

**Proposal:** Carry out internal and external alterations associated with the conversion of a House in Multiple Occupation to 1 No. Dwelling (with B&B accommodation) and an annexe.

**Location:** Lodbourne Farmhouse, Lodbourne Green, Gillingham, SP8 4EH

**COMMENTS:**

Cllr Ms Baker reiterated her concerns over the proposal to block up the existing carport opening / archway on the East elevation with brickwork.

Cllr Mrs Potheary stated that whilst she supports the change of use, she also has concerns over the proposal to block up the archway and work should not be carried out that will be detrimental to the listed building.

Cllr Ms Baker reminded members that the archway was part of the modern extension and stated that in her opinion a door or window at this point would be preferable.

When put to the vote all voting members recommended approval of the application subject to further discussions with the Conservation Officer regarding the design of the East elevation and in particular the proposals to block up the existing carport opening / arch.

**RECOMMENDATION:**

Gillingham Town Council recommends approval of the application subject to further discussions with the Conservation Officer regarding the design of the East elevation and in particular the proposals to block up the existing carport opening / arch.

**d. Planning Application: 2/2016/0495/FUL**

**Proposal:** Change of use from agricultural land to sports field (Class D2).

**Location:** Land at E 378867 N 127309, Longbury Hill Lane, Gillingham, Dorset.

**COMMENTS:**

Cllr Mrs Hunt informed the meeting that the site is on the opposite side of the road to the long barrow and expressed her support for the application.

Cllr Walsh welcomed the proposals and stated that in his opinion North Dorset Rugby Club is a very successful club which offers fantastic facilities for all ages.

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

Cllr Mrs Potheary abstained from voting having declared a personal interest.

**RECOMMENDATION:**

Gillingham Town Council recommends approval of the application.

**e. Planning Application: 2/2016/0682/HOUSE**

**Proposal:** Erect two storey extension.

**Location:** Flower Cottage, Tomlins Lane, Gillingham, Dorset, SP8 4BH

**COMMENTS:**

Cllr Griffin stated that in his opinion there is little difference to the previous application that was turned down at appeal; however, he advised the meeting that he would be abstaining from voting as he had a personal interest.

Cllr Mrs Baker stated that she objected to the application on the same grounds as the previous application.

Cllr Mrs Beckley stated that in her opinion the proposals would unbalance the property.

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Cllr Frith referred to the reasons given for refusal of the previous application and stated that in his opinion the reasons are still relevant to the application.

Cllr Walsh referred to the site visit and raised concerns over the loss of light to the neighbouring properties. Cllr Walsh suggested that a single storey extension may be more appropriate and recommended that the applicant works together with the Case Officer and neighbours in order to decide upon a mutually agreeable proposal.

The Chairman invited local resident, Mr Welsh to speak.

Mr Welsh raised concerns over the loss of light and loss of privacy to the neighbouring properties and stated that in his opinion all the objections raised during the previous application are still relevant.

The Chairman referred to the Local Plan Part 1 and stated that in his opinion the application is contrary to Policies 24 and 25.

When put to the vote, six voting members recommended refusal of the application.

Cllr Griffin and Cllr Mrs Potheary abstained from voting.

All members agreed that should the case officer be mindful to approve the application, then it should be referred to the North Dorset District Council Development Management Committee.

**RECOMMENDATION:**

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

- The size and scale represents an overly large extension that will result in the loss of light and amenity currently enjoyed by the neighbouring properties.
- The proposal does not enhance the immediate surroundings or safeguard the amenity of neighbouring land.
- It is considered that the character of neighbouring properties and amenity enjoyed by their occupants will be jeopardised.
- The application is contrary to Policy 24 of the Local Plan Part One which states: *“Development proposals that are of an overbearing nature or where the enjoyment of the existing properties is significantly diminished will be refused”.*
- The application is contrary to Policy 25 of the Local Plan Part One which states: *“Development will be permitted provided that it is designed to protect the privacy of its occupants and those of neighbouring properties” and “Development will be permitted provided that any building and associated open areas (including gardens) receive adequate levels of daylight and sunlight and the levels of daylight and sunlight reaching any neighbouring property and open space are not reduced below acceptable levels”.*

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

**f. Planning Application: 2/2016/0546/HOUSE**

**Proposal:** Erect two storey extension.

**Location:** 60 The Meadows, Gillingham, Dorset, SP8 4SP

**COMMENTS:**

Cllr Ms Baker reminded members that the committee had considered a previous application for the property and had had no objections.

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

**RECOMMENDATION:**

Gillingham Town Council recommends approval of the application.

Prior to the closure of the meeting, the Chairman reminded members that the meeting was the last Planning Committee meeting of the current council year and took the opportunity to thank members of the committee for their hard work and support.

**Closure.** The meeting closed at 8.35pm.