



GILLINGHAM TOWN COUNCIL

The Town Hall, School Road, Gillingham, Dorset SP8 4QR

Tel: 01747 823588 Email: GTC@gillinghamdorset-tc.gov.uk

PLANNING COMMITTEE

Minutes of a meeting of the **Planning Committee** held on **Monday 8th August 2016** in **The Jubilee Room, Town Hall, School Road, Gillingham** at **7.30pm**.

These minutes do not constitute a true record until ratified by Full Council.

Members Present: Cllr B Von Clemens (Chairman), Cllr Mrs V Potheary (Deputy Chairman), Cllr Mrs A Beckley, Cllr R Evill, Cllr A Frith, Cllr S Joyce, Cllr Mrs S Hunt, Cllr Miss Purkis and Cllr D Walsh

Also Present: **Committee Clerk:** Mrs Julie Hawkins.

222. Apologies: No apologies were received.

223. To approve the minutes of the meeting held on the 11th July 2016 and the interim meeting held on 25th July 2016.

Proposed by Cllr Mrs Potheary, seconded by Cllr Evill and agreed by all voting members **“that the minutes of the meeting held on the 11th July 2016, and the interim meeting held on 25th July 2016 are approved as correct records of those meetings”.** **RESOLVED.**

224. Questions:
There were no questions.

Cllr Joyce and Cllr Mrs Beckley joined the meeting at this point and apologised for their late arrival.

225. Declarations of Interests

Members are reminded of their obligations to declare their interests in the following items and to indicate the action they will be taking when the item is considered as per the National Association of Local Councils (NALC) Model Code of Conduct which has been prepared to comply with the requirements of Section 27 of the Localism Act 2011.

There were no declarations of interest.

Cllr Miss Purkis joined the meeting at this point and apologised for her late arrival.

226. Planning Application Decisions from NDDC:

a. Application Number: 2/2016/0509/FUL **Date Registered:** 13 April 2016

Location of Development: Lodbourne Farmhouse, Lodbourne Green, Gillingham, SP8 4EH

Description of Development: 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, install 2 No. Dormer Windows and rooflights.

GRANTED

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226. Planning Application Decisions from NDDC continued:

- b. Application No:** 2/2016/0510/LBC **Date Registered:** 13 April 2016
Location of Development: Lodbourne Farmhouse, Lodbourne Green, Gillingham, SP8 4EH
Description of Development: 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.
GRANT OF LISTED BUILDING CONSENT
- c. Application No:** 2/2016/0756/HOUSE **Date Registered:** 24 May 2016
Location of Development: 44 Foxglove Close, Gillingham, SP8 4TW
Description of Development: Erect car port on the front elevation of existing garage (amendment to Planning Permission 2/2016/0444/HOUSE).
GRANTED
- d. Application No:** 2/2016/0625/HOUSE **Date Registered:** 17 May 2016
Location of Development: 1 Clifford Court, Broad Robin, Gillingham, Dorset, SP8 4PT
Description of Development: Erect two storey extension.
GRANTED
- e. Application No:** 2/2016/0296/FUL **Date Registered:** 17 March 2016
Location of Development: Sandley Stud, Sandley Lodge Access, Gillingham, Dorset, SP8 5DU
Description of Development: Demolition of part of existing dilapidated stable block and restoration and repair of remaining section, to be used as garden store.
GRANTED
- f. Application No:** 2/2016/0297/LBC **Date Registered:** 17 March 2016
Location of Development: Sandley Stud, Sandley Lodge Access, Gillingham, Dorset, SP8 5DU
Description of Development: 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. **GRANT OF LISTED BUILDING CONSENT**
- g. Application Number:** 2/2016/0822/AGDWPA
Proposal: Change of use and conversion of 2 No. agricultural buildings into 2 No. dwellings (Class C3).
Location: Huntingford Farm, Huntingford Road, Huntingford, Dorset, SP8 5QQ
APPROVED UNDER PART 3 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
- h. Application No:** 2/2016/0682/HOUSE **Date Registered:** 9 May 2016
Location of Development: Flower Cottage, Tomlins Lane, Gillingham, Dorset, SP8 4BH
Description of Development: Erect two storey extension.
REFUSED
- i. Application No:** 2/2016/0767/VARIA **Date Registered:** 8 June 2016
Location of Development: The Annexe, Stockleigh, B3081 - West Bourton Road to Westbrook Road, Gillingham, Dorset, SP8 5NR
Description of Development: Removal of Condition No. 2 of Planning Permission No. 2/2009/0799 that restricts the use of the annexe to ancillary to the main dwelling, to allow the annexe to be occupied / let as a separate dwelling (holiday accommodation).
GRANTED
- j. Application No:** 2/2016/0813/HOUSE **Date Registered:** 7 June 2016
Location of Development: 1 Fairybridge Walk, Gillingham, SP8 4SE
Description of Development: Convert garage to living accommodation (retrospective).
GRANTED

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226. Planning Application Decisions from NDDC continued:

Cllr Mrs Hunt referred to Application Number: 2/2016/0822/AGDWPA and asked for clarification regarding the class of use.

The committee clerk informed Cllr Mrs Hunt that the application is for a change of use from agricultural buildings to dwellings.

227. Tree Works Decisions received from NDDC:

a. Application No: 2/2016/0862/TPTREE

Proposal: T1 - T8 - Chestnut - Fell. These trees have bacterial canker, long term and the school want to remove and re-plant. These trees have been looking worse each year, so the decision was made to ask for approval to fell all.

Location: Gillingham School, Hardings Lane, Gillingham, Dorset, SP8 4QP - TPO No. 20/19/99

The following work applied for is granted: T1, T4 & T8 - Horse Chestnut - Fell.

The following work applied for is refused: T2, T3, T5, T6 & T7 - Horse Chestnut - Fell.

b. Application No: 2/2016/0845/CATREE

Proposal: T1 - T12 - Leylandii x12 - Fell. The trees have been planted close together and the Western Red Cedar in the garden is growing into the Leylandii. The Leylandii trees are putting the lawn into shade and taking moisture from the ground, also low amenity value. The hedge behind them would grow thicker with more direct sunlight. Would like to replant with another variety, on advice, to enhance privacy and to benefit wildlife in the garden.

Location: Autumn Lodge, Wyke Road, Gillingham, Dorset, SP8 4NG

NDDC has no objections to the works specified

228. Planning Appeal decision:

a. Appeal Ref: APP/N1215/W/16/3147101

Application No: 2/2015/1411/FUL

Locations: Sunningdale, Lodden, Gillingham, SP8 4JY

Proposal: Erect 2 No. dwellings and create new vehicular access.

Appeal: The appeal was made under section 78 of the Town and Country Planning Act 1990 as amended against a refusal to grant planning permission. The appeal was made by Mr and Mrs B Jay against the decision of North Dorset District Council.

APPEAL DISMISSED

229. Planning Applications:

a. Application No: 2/2016/1098/AGDWPA

Proposal: Change of use and conversion of agricultural buildings into 2 No. dwellings (Class C3).

Location: Deer Leap Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QR

COMMENTS:

Ward Councillor, Cllr Mrs Hunt referred to the previous applications and recent development of the site and expressed her objections to the proposals. Cllr Mrs Hunt stated that the application could result in two extra dwellings in the open countryside in an unsustainable location outside of the town boundary. Cllr Mrs Hunt stated that as the location is unsustainable the proposals will encourage more traffic along the road and exacerbate the existing traffic problems in the area.

Cllr Walsh concurred with Cllr Mrs Hunt but explained that the County Highways Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently they have no objection. Cllr Walsh reminded members that the application proposes no structural changes to the buildings and the applicant has addressed the previous reasons for refusal. Cllr Walsh informed the meeting that the Case Officer has produced a thorough

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229. Planning Applications continued:

report and if the application does not fall within the permitted development regulations then permission will not be granted.

Cllr Mrs Beckley expressed her concerns that the area was turning into a “mini-village” and reminded members that the location falls within the Gillingham Royal Forest area.

Cllr Joyce made the following verbatim statement:

‘The applicants applied for a farmhouse to be built on the farm premises and produced a set of accounts as to why the farmhouse should be built. Because of a growing number of cattle, and the need to take on additional land to accommodate the increase in cattle numbers, the farming business was viable and sustainable. Though the town council objected to the position of the farmhouse, planning permission was granted by North Dorset District Council. It is my understanding that the applicants did not adhere to the rules and regulations laid down by North Dorset District Council regarding removing the temporary residential building after planning permission was granted for the farmhouse. As members are aware, once the council was made aware that the applicants had not conformed to the planning conditions, a retrospective application was then made to keep the temporary building. So, after producing a case to live in an agricultural farmhouse on the farm and producing farm accounts to ensure that the farm was viable as an agricultural business, the applicants now want to turn two of the farm buildings into residential dwellings so sending a viable agricultural business into a non-viable enterprise. In my opinion this whole episode is making an absolute mockery of the planning system. I shall therefore not be voting in favour of this application. I also have concerns that the site may potentially be contaminated by silage effluent and animal waste.’

Cllr Mrs Potheary concurred with Cllr Joyce and stated that in her opinion the proposals will be detrimental to the Gillingham Royal Forest Project.

Cllr Evill stated that in general, he does not object to existing barns being changed to dwellings, however, in this instance, he concurs with Cllr Joyce.

Cllr Walsh concurred with the concerns raised but reminded members that the application is in line with government policy. Cllr Walsh stated that as the site was used solely for agricultural use as part of an established agricultural unit on 20th March 2013, the application falls within the permitted development regulations.

Cllr Frith expressed his opposition to the application.

Cllr Joyce stated that he has no objections to diversification in general, but reiterated his concerns over the proposal, and in particular, the potential risk of land contamination.

The Chairman informed the meeting that the District Council’s Environmental Health team has requested a Site History Report to confirm the past and present uses of the site

Cllr Walsh reminded members that the appeal was dismissed on the grounds that the works of conversion of the building to dwellings would have gone beyond that permitted under the terms of the GPDO in that they would have included the construction of new structural elements. Cllr Walsh stated that although he was against the proposals, the applicants have addressed this issue and he could see no reason within planning law on which to object.

Cllr Mrs Hunt stated that in her opinion the proposed dwellings will be ugly.

The Chairman invited local resident, Mr Light to speak.

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229. Planning Applications continued:

Mr Light stated that it seemed as though national policy, as laid down by the government, was preventing local communities from objecting to inappropriate development. Mr Light suggested that the council should contact their MP, Mr Simon Hoare, who had recently been appointed as Parliamentary Private Secretary to the Farming Minister.

Cllr Walsh informed the meeting that he was already in contact with the MP.

When put to the vote all voting members objected to the application.

RECOMMENDATION:

Gillingham Town Council has objections and concerns to the application as follows:

- In view of the previous use of the site, members have concerns over the potential risk of contamination of the land.
- The loss of the agricultural buildings will mean that the existing farm and farmhouse will become unviable.
- The site is located outside of the settlement boundary in open countryside on a prominent hillside location. The proposed dwellings do not respect the character of the area and have a detrimental effect on the Gillingham Royal Forest Project Area.
- The proposed dwellings will result in an increase in traffic movements.
- The design of the dwellings is considered to be 'ugly' and undesirable.
- The proposed location is considered to be unsustainable and impractical.

230. To receive notification of the following new, provisional Tree Preservation Order:

T1 - Variegated Tulip Tree - Land at 2 Merlot Road, Gillingham, Dorset, SP8 4FA

231. To receive notification from North Dorset District Council of the North Dorset Local Plan Review.

Information was circulated to members advising them that North Dorset District Council is embarking on the production of a new Local Plan for the district, which will replace the Local Plan (adopted in January 2003) and the Local Plan Part 1 (adopted in January 2016).

232. To receive and consider information regarding Footpaths in Gillingham.

Cllr Mrs Beckley informed the meeting that Footpath No. N64/40 between Dolphin Lane and Gylla's Green was overgrown. It was agreed that the Rights of Way Officer should be asked to write to the landowners requesting that the overgrowth is cut back and cleared.

233. To receive and consider a report from the Conservation Area Working Party.

Lead Member, Cllr Mrs Hunt informed the meeting that the working party had not met and there was nothing to report.

234. MATTERS PERTINENT TO THIS MEETING. Members are advised that inclusion of items is at the Chairman's discretion and that 'A Council cannot lawfully decide any matter which is not specified in the summons (agendas)'. The Chairman to be advised prior to the commencement of the meeting.

- a. The Chairman informed the meeting that Dorset County Council will be starting work to repair the culvert structure located on Culvers Lane, Gillingham. It is hoped that work will start on 19th September 2016, with completion by 10th October 2016. Dorset County Council does not intend to close the road during this work.

Closure. The meeting closed at 8.05pm