



GILLINGHAM TOWN COUNCIL

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

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PLANNING COMMITTEE

Minutes of a meeting of the **Planning Committee** held on **Monday 12th September 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 A Beckley, Cllr R Evill, Cllr A Frith, Cllr Miss E Jones, Cllr S Joyce,
Cllr Mrs S Hunt and Cllr D Walsh.

Also Present: **Committee Clerk:** Mrs Julie Hawkins.
4 members of the public.

238. Apologies: Apologies were received from Cllr Mrs V Potheary and Cllr Ms A Baker.

239. To approve the minutes of the meeting held on the 8th August 2016 and the interim meeting held on 22nd August 2016.

Proposed by Cllr Joyce, seconded by Cllr Evill and agreed by all voting members **“that the minutes of the meeting held on the 8th August 2016, and the interim meeting held on 22nd August 2016 are approved as correct records of those meetings”.** **RESOLVED.**

240. Questions:
There were no questions.

241. 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.

Cllr Joyce informed the meeting that he has a personal interest in Planning Application No. 2/2016/1148/HOUSE as he is known to the applicant, and a personal interest in Planning Application No. 2/2016/1191/OTDWPA as he is a customer of Lloyds Bank.

242. Planning Application Decisions from NDDC:

- a. Application Number:** 2/2016/0698/FUL **Date Registered:** 29 June 2016
Location of Development: 2 Marlott Road, Gillingham, Dorset, SP8 4FA
Description of Development: Convert existing garage to single storey dwelling and erect new double garage.
REFUSED
- b. Application No:** 2/2016/0905/HOUSE **Date Registered:** 21 June 2016
Location of Development: Littlewood, Shaftesbury Road, Gillingham, Dorset, SP8 4LL
Description of Development: Erect two storey extension to the rear.
GRANTED

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242. Planning Application Decisions from NDDC continued:

c. Application No: 2/2016/0929/HOUSE Date Registered: 27 June 2016

Location of Development: Willowfield, B3081 - West Bourton Road to Westbrook Road, Gillingham, Dorset, SP8 5NR

Description of Development: Erect two storey side extension (demolish existing single storey extension).

GRANTED

Cllr Mrs Beckley asked the Chairman why Planning Application No. 2/2016/0698/FUL had been refused.

The Chairman informed the meeting that the decision notice states:

'The proposed extension and conversion of the existing garage and proposed new garage by reason of their design, layout, and landscaping would be detrimental to the character and appearance of the area contrary to Policies 7 and 24 of the adopted North Dorset Local Plan, Part 1 (January 2016).'

243. Tree Works Decisions received from NDDC:

a. Application No: 2/2016/0995/TPTREE

Location: 15 Briar Close, Gillingham, Dorset, SP8 4SS

Proposal: T1 - Oak - Crown Thin by 20% to provide more light into the garden

T2 - Birch - Crown thin by 20% and reduce back by 0.5m to create clearance over the neighbours building and allow light into the garden

The following work applied for under application 2/2016/0995/TPTREE is hereby granted:

T2 - Birch - Crown thin by 20% and reduce back by 0.5m to create clearance over the neighbours building and allow light into the garden

The following work applied for under application 2/2016/0995/TPTREE is hereby refused:

T1 - Oak - Crown Thin by 20% to provide more light into the garden

244. Planning Applications:

a. Application No: 2/2016/1148/HOUSE

Proposal: Erect single storey extension.

Location: Garage Flat, Horkesley Hall Farm, Common Mead Lane, Gillingham, Dorset, SP8 4RE

COMMENTS:

Cllr Evill stated that in his opinion the proposed extension has been sympathetically designed and the proposed materials will match; however, Cllr Evill had concerns that the building is in open countryside and would be doubling in size.

Following a discussion, 7 voting members had no objections to the application subject to approval by the relevant statutory consultees.

Cllr Joyce abstained from voting as he is known to the applicant.

RECOMMENDATION:

Gillingham Town Council has no objections to the application, subject to approval by the relevant statutory consultees.

b. Application No: 2/2016/1182/HOUSE

Proposal: Erect two storey side extension.

Location: 23 New Road, Gillingham, SP8 4JH

COMMENTS:

Cllr Joyce stated that the property is situated within a large plot, and in his opinion, the proposed extension will not be overbearing.

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244. Planning Applications continued:

The Chairman informed members that a letter of objection has been submitted by a neighbouring resident.

Cllr Walsh stated that there are no reasons within planning law on which to refuse permission.

The Chairman invited the applicant, Mrs Gill to speak.

Mrs Gill outlined the reasons why the extension is needed.

Following a discussion, all voting members agreed that they had no objections to the application, subject to approval by the relevant statutory consultees.

RECOMMENDATION:

Gillingham Town Council has no objections to the application, subject to approval by the relevant statutory consultees.

c. Application No: 2/2016/1192/HOUSE

Proposal: Erect two storey link extension to garage.

Location: Little Wyke, Wyke Road, Gillingham, SP8 4NH

COMMENTS:

The Chairman invited local resident Mr W Light to speak.

Mr Light outlined some concerns regarding the proposals.

Cllr Walsh stated that in his opinion, the proposed in-fill will tidy up the property and there were no planning reasons on which to object.

Following a discussion, all voting members agreed that they had no objections to the application, subject to approval by the relevant statutory consultees.

RECOMMENDATION:

Gillingham Town Council has no objections to the application, subject to approval by the relevant statutory consultees.

d. Application No: 2/2016/1226/HOUSE

Proposal: Erect first floor extension, single storey extension and garage. Create new vehicular access (demolish existing extension).

Location: Yellowstone, Wavering Lane East, Gillingham, Dorset, SP8 4NS

COMMENTS:

Cllr Joyce raised concerns and stated that in his opinion the proposals are an overdevelopment of the site and will be overbearing as the house will be doubled in size.

Following a discussion, three voting members voted in favour of the application, four voting members recommended refusal of the application and Cllr Mrs Beckley abstained from voting as she had been unable to view the plans.

RECOMMENDATION:

Gillingham Town Council has concerns and objections to the application for the following reasons:

- The proposals are considered to be an over-development of the site.
- The proposals would be overbearing and damaging to the area.
- The siting and scale of the proposals will result in an un-neighbourly form of development.

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244. Planning Applications continued:

e. Application No: 2/2016/1191/OTDWPA

Proposal: Change of use of first floor from Offices (B1) to 3 No apartments, including provision for car parking and separate apartment access.

Location: Lloyds Bank Plc. High Street, Gillingham, Dorset, SP8 4AQ

COMMENTS:

Cllr Mrs Beckley stated that there will be no material changes to the outside of the building and therefore she had no objections to the application.

Cllr Walsh stated that the application fits well with the Economy Policy which allows for first floor accommodation above shops and businesses.

Cllr Joyce informed the meeting that there has previously been residential accommodation above the bank.

Following a vote, all voting members agreed that they had no objections to the application subject to approval by the relevant statutory consultees.

RECOMMENDATION:

Gillingham Town Council has no objections to the application subject to approval by the relevant statutory consultees.

f. Application No: 2/2016/1233/AGDWPA

Proposal: Change of use and conversion of agricultural building into 1 No. dwelling (Class C3).

Location: Stirling Stables, Bay Road, Gillingham, Dorset.

COMMENTS:

Cllr Mrs Hunt reminded members that the application is for a notification for prior approval for a proposed change of use of agricultural building to a Dwellinghouse (Class C3), and for associated operational development.

Cllr Mrs Hunt stated that permitted development rights are basically rights to make certain changes to a building without the need to apply for planning permission, however the Town and Country Planning (General Permitted Development) (England) Order 2015 sets out the scope of permitted development rights and the committee needs to establish whether legislation has been complied with and whether or not the proposals are considered to be permitted development. Cllr Mrs Hunt reminded members that development is not permitted by Class Q if the site was not used solely for an agricultural use as part of an established agricultural unit on 20th March 2013. Cllr Mrs Hunt stated that according to previous reports, the barn has never been completed and is therefore unsuitable for the storage of hay, haylage, straw or machinery; therefore, in her opinion the barn has not been used for agricultural purposes and does not comply with the relevant legislation.

Cllr Evill asked when the barn had been erected.

Cllr Mrs Hunt explained that works commenced on the construction of the agricultural building following the issue of the prior approval decision notice on 20 September 2011.

Cllr Walsh stated that although the application is not in line with local policy it may be in line with national policy.

Cllr Mrs Beckley stated that she was unaware that the barn has ever been used for agricultural purposes and raised concerns regarding the number of applications currently being considered by the council. Cllr Mrs Beckley suggested that the council should raise their concerns with the MP, Mr Simon Hoare.

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244. Planning Applications continued:

Following a discussion, seven voting members agreed that the application may not conform to the permitted development legislation and therefore planning permission may be required as the barn has never been completed and is therefore unsuitable for the storage of hay, haylage, straw or machinery. Cllr Miss Jones abstained from voting.

RECOMMENDATION:

Gillingham Town Council has concerns over the application and believes that it may not conform with the permitted development legislation and therefore planning permission may be required as the barn has never been completed and therefore is unsuitable for the storage of hay, haylage, straw or machinery.

g. Application No: 2/2016/1234/FUL

Proposal: Form new vehicular access (close existing access).

Location: Stirling Stables, Bay Road, Gillingham, Dorset.

COMMENTS:

Cllr Joyce raised concerns over the suitability of the proposed access and the speed of vehicles along the narrow stretch of the lane. Cllr Joyce stated that in his opinion the undulation of the road at this point combined with the speed of traffic is a cause for concern.

Cllr Mrs Hunt raised concerns over road safety.

Cllr Walsh stated that in his opinion the long splays will widen the road and encourage drivers to drive faster. Cllr Walsh concurred with Cllr Joyce over road safety concerns.

Cllr Evill stated that neither access was good; however in his opinion the proposed access is an improvement on the existing access.

When put to the vote, five voting members objected to the application as they have concerns over road safety.

Cllr Mrs Beckley, Cllr Evill and Cllr Miss Jones abstained from voting.

RECOMMENDATION:

Gillingham Town Council objects to the application as members have concerns over road safety.

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

The Chairman referred to the 'Stiles to Gates Project' and informed the meeting that two thirds of the gates have now been installed.

The Chairman congratulated everyone involved in a successful Gillingham Walking Festival.

Cllr Walsh informed the meeting that he had attended the walk around Gillingham School and took the opportunity to thank Mrs Sheila Messer and all the volunteers involved with the walking festival.

Cllr Mrs Beckley referred to the Forest Walk and suggested that the Walkers are Welcome group could liaise with Gillingham Local History Society.

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

Lead Member, Cllr Mrs Hunt informed members that a meeting of the working party had taken place prior to the Planning Committee meeting. Cllr Mrs Hunt explained that the working party had agreed a list of priorities, the first being the completion of work towards the application for Colesbrook.

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

Cllr Mrs Hunt stated that once the work has been completed and submitted for the upgrade of Colesbrook to a Conservation Area, then the working party will be working on an Appraisal document for Gillingham Town Conservation Area, followed by a Management Plan. Cllr Mrs Hunt stated that the appraisal and management plan will feed into the neighbourhood plan and once this work has been completed the working party will be working towards an application to extend this area.

248. 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. A letter from Mr Ed Gerry, Planning Policy Team Leader for North Dorset District Council was circulated to members regarding the Local Plan Review 'Call for Sites' consultation.

The letter stated:

'North Dorset District Council is reviewing its recently adopted Local Plan Part 1. To help this process the council is carrying out a 'Call for Sites' to identify sites that may have potential for development over the next 15 years. The 'Call for Sites' is an opportunity for agents, landowners and developers to submit land which they believe could be developed to meet future demand for homes and jobs. This will help to ensure that there is sufficient land available within our area to meet anticipated development needs. The Council is undertaking this exercise on a district-wide scale. It is also aware that neighbourhood plans are being produced by local communities for a number of towns and villages in the district. Many of these will have undertaken their own 'Call for Sites' to enable them to make suitable allocations in their neighbourhood plans. The council supports the production of neighbourhood plans, and will be mindful of their content and progress when reviewing the Local Plan. The majority of sites currently on our database can be viewed online – you can access this from www.dorsetforyou.gov.uk/shlaa/north. If you wish to provide updated information regarding any of those sites or are aware of any new sites that have development potential, please let us know by completing and submitting our site submission form. This can be downloaded from the same web page. Alternately, paper copies can be requested by email planningpolicy@north-dorset.gov.uk or phone 01258 484224. All site owner details submitted as part of the 'Call for Sites' will remain confidential. To be assessed sites will need to be submitted by Friday 21 October 2016. However, sites submitted after this deadline may still be considered.

- b. The Chairman informed the meeting that Cllr Mrs Potheary has been asked to represent the town on the Planning Committee at North Dorset District Council and therefore is no longer able to be a member of the Town Council Planning Committee. The Chairman stated that the vacancy for a member of the Town Council Planning Committee will be considered at the Full Council meeting scheduled for Monday 26th September 2016. The Chairman stated that the vacancy of Deputy Chairman will be considered at the Planning Committee meeting scheduled for 10th October 2016 when it will also be necessary to decide on a councillor to represent the Ham Ward.

Closure. The meeting closed at 8.10pm