



# **GILLINGHAM TOWN COUNCIL**

## **PLANNING COMMITTEE**

The Town Hall, School Road, Gillingham, Dorset SP8 4QR  
Tel: 01747 823588 Email: GTC@gillinghamdorset-tc.gov.uk

Minutes of a meeting of the **Planning Committee** held on **Monday 8<sup>th</sup> February 2016** in **The Jubilee Room, Town Hall, School Road, Gillingham** at **7.33pm**.

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

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

**In attendance:** Mrs Julie Hawkins, Planning Committee Clerk, and six members of the public.

**135. To receive apologies for absence.**

Apologies were received from Cllr D Walsh.

**136. Declarations of Interest - Members are required to comply with the requirements of Section 27 of the Localism Act 2011 discloseable pecuniary interests.**

**137. Questions:**

There were no questions.

**138. 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 Griffin declared a personal interest in Planning Application No. 2/2015/1842/HOUSE.

**139. Decisions from NDDC:**

- a. Application No: 2/2015/1665/FUL Date Registered: 24 November 2015**  
**Location of Development:** Land to the Rear of Fairey Crescent, Gillingham, Dorset,  
**Description of Development:** Erect 1 No. dwelling and form parking and turning area.  
**REFUSED**
- b. Application No: 2/2015/1786/HOUSE Date Registered: 25 November 2015**  
**Location of Development:** 2 Bryony Gardens, Gillingham, Dorset, SP8 4TR  
**Description of Development:** Convert garage to living accommodation.  
**GRANTED**

**139. Decisions from NDDC continued:**

- c. Application No:** 2/2015/1808/HOUSE **Date Registered:** 26 November 2015  
**Location of Development:** Presthayes Farm, Dunns Lane, Eccliffe, Dorset, SP8 5RE  
**Description of Development:** Erect 1 No. single storey extension.  
**GRANTED**
- d. Application Number:** 2/2015/0802/CPE  
**Proposal:** Application for a Certificate of Lawfulness to continue using the land and ancillary buildings for domestic purposes (description amended 29 June 2015).  
**Location:** Stock Farm Cottage, Stock Lane, Gillingham, Dorset, SP8 5NR  
**APPLICATION WITHDRAWN**
- e. Application No:** 2/2015/1615/FUL  
**Location of Development:** Pippin Equestrian, Presthayes Farm, Dunns Lane, Eccliffe, Dorset, SP8 5RE  
**Description of Development:** Station 1 No. mobile home to provide staff living accommodation, and form 2 No. parking spaces.  
**GRANTED**

**140. Planning Applications:**

- a. Application No:** 2/2015/1842/HOUSE  
**Proposal:** Erect two storey extension (alternative scheme to that approved under P/P 2/2014/0231).  
**Location:** Milton Farm Cottage, Milton-on-Stour to Wavering Lane - Road, Milton-on-Stour, Dorset, SP8 5PX  
**COMMENTS:**  
The Chairman invited members of the public to speak.

Mr Gary Adlem, Agent for the applicant outlined the proposals. Mr Adlem explained that Milton Farm Cottage was granted planning permission in 2014 to demolish the existing two storey extension and replace with a slightly larger extension. Mr Adlem stated that his client now wished to amend the west elevation by changing the double doors to the ground floor and the casement window to the first floor, with a full height oak glazed screen. Mr Adlem informed the meeting that following consultation with the Conservation Officer, the design of the proposed screen has been changed to reflect a classic design and the screen will be slighter smaller than the one shown in the previous application. Mr Adlem confirmed that neighbouring properties will not be affected by light pollution, and stated that an outside light would create more light pollution than the proposed screen. Mr Adlem referred to Footpath 63 and reminded members that the current route of the footpath is incorrect and can only be changed by going through the Definitive Map Modification Order process which is expected to take between five and seven years. Mr Adlem referred to an existing screen in Milton-on-Stour at Milton Meadows and reminded members that despite the fact that the screen can clearly be viewed from the highway, permission was granted. Mr Adlem stated that in his opinion the application has no detrimental effect on the property, its neighbours or its surroundings and will maintain privacy for both the footpath users and owners whilst providing natural light to this part of the property.

The Chairman advised the meeting that members of the Planning Committee have visited the site. To date, six objections have been received to the application from members of the public.

Ward member, Cllr Mrs Hunt reminded members that planning permission has already been granted for a two storey extension and previous planning permissions have already changed the character of the cottage and this should be taken into consideration when considering the current application. Cllr Mrs Hunt stated that the changes to the approved scheme would have the advantage of allowing natural light into the dwelling, however, the proposals will result in some light pollution as Milton-on-Stour is a village with no street lights. Cllr Mrs Hunt stated that she could not see any planning reasons to refuse the application and asked if the Conservation Officer had submitted a report

**140. Planning Applications continued:**

The Chairman informed the meeting that the Conservation Officer had not yet submitted a report.

Cllr Mrs Beckley concurred with Cllr Mrs Hunt and stated that in her opinion the application was less obtrusive than the previous application and the proposed oak glazed screen would have an attractive finish. Cllr Mrs Beckley stated that in the past she had been reluctant to support any changes to the cottage but previous applications have now been approved. Cllr Mrs Beckley referred to the concerns raised by neighbours regarding possible light pollution and stated that as the area surrounding the cottage is on higher ground neighbouring properties would not be affected.

Cllr Mrs Baker stated that neighbouring properties will not be overlooked and the issue of possible light pollution is minimal as people using public footpaths usually do so during the day rather than in the dark. Cllr Mrs Baker stated that in her opinion the proposals were attractive and had the benefit of allowing natural light into the property. Cllr Mrs Baker stated that she could see no planning reason to refuse the application.

Cllr Mrs Potheary stated that she had concerns over the original application but was happy to see that the proposed screen was now slightly smaller and had a different treatment. Cllr Mrs Potheary stated that in her opinion the proposed scheme for Milton Farm Cottage was a huge improvement on the screen at Milton Meadows. Cllr Mrs Potheary stated that the oak design was attractive and she could see no reason to refuse the application.

**RECOMMENDATION:**

Six voting members recommended approval of the application.

Cllr Griffin and Cllr Joyce abstained from voting.

**b. Application No: 2/2015/1902/FUL**

**Proposal:** Erect 1 replacement dwelling and 3 bay garage/tool-store (demolish existing dwelling and outbuildings)

**Location:** Glendon Farm, Mapperton Hill, Milton-on-Stour SP8 5QD

**COMMENTS:**

The Chairman invited members of the public to speak.

Mr Gary Adlem, agent for the applicant outlined the proposals. Mr Adlem informed the meeting that the existing farmhouse is in a state of disrepair, has major subsidence and damp, and does not comply with current building control regulations. Mr Adlem explained that the proposal is to demolish the current farmhouse and all the outbuildings and replace with a new large style farmhouse dwelling on approximately the same footprint with garages to the north-west. Mr Adlem stated that the dwelling will be constructed with a mixture of reclaimed local natural stone with a small plain tile roof. Mr Adlem informed the meeting that the access to the property will remain in the same position off of School Lane and the Highways Authority has no objections to the application. Mr Adlem stated that he had been in discussion with the planning officer, and soft landscaping will be a condition of any approval. Mr Adlem stated that in his opinion the application complies with Planning Policy and will improve the area significantly. Mr Adlem reassured the meeting that any cats living in the house will be rehomed.

The Chairman informed the meeting that neutral comments have been received from a neighbour and that a member of the public had telephoned the office objection to the loss of the existing farmhouse, the objector did not wish to be named and did not wish to put the objection in writing.

Ward Councillor, Cllr Mrs Hunt expressed her support for the application and stated that in her opinion the proposals were a good use of the site.

Cllr Mrs Potheary stated that it was very sad that the existing building had been allowed to get into such a state and in her opinion the proposals were a huge improvement.

**140. Planning Applications continued:**

Cllr Griffin informed the meeting that the property had been empty for over ten years and inhabited by a large number of cats. Cllr Griffin stated that in his opinion, the replacement dwelling would be in keeping with the character of the area.

Cllr Joyce referred to the design of the proposed dwelling and stated that he would like to see brick quoins used elsewhere on the building not just around the front door.

**RECOMMENDATION:**

All voting members recommended approval of the application.

**c. Application No: 2/2016/0117/HOUSE**

**Proposal:** Erect single storey extension, raise roof height to existing single storey extension and insert 1 No. roof light and 1 No. window and erect glazed portico.

**Location:** Oakleigh, Wyke Road, Gillingham, Dorset, SP8 4NG

**COMMENTS:**

There were no objections to the application.

**RECOMMENDATION:**

All voting members recommended approval of the application.

**d. Application No: 2/2016/0008/HOUSE**

**Proposal:** Erect single storey rear extension.

**Location:** Craigaras, 3 Wavering Lane West, Gillingham, Dorset, SP8 4NR

**COMMENTS:**

Cllr Mrs Beckley and Cllr Frith raised concerns over the proposed flat roof.

Cllr Mrs Potheary stated neighbouring properties would not be overlooked and the proposal for a flat roof was an inexpensive option to gain extra space.

**RECOMMENDATION:**

8 voting members recommended approval of the application.

Cllr Frith objected to the application as the proposed flat roof will be out of character with the area.

**141. Tree Work Applications:**

**a. Tree Works Application No: 2/2016/0064/TPTREE**

**Proposal:** T1 - Birch (multi-stemmed) - Reduce in height by approx 2 - 2.5m. As tree has got too large for the small garden.

**Location:** Riversmead, 16 Foxglove Close, Gillingham, Dorset, SP8 4TW

**COMMENTS:**

Tree Warden, Cllr Ms Baker, gave a verbal report and stated that she had no objections to the proposal.

Cllr Mrs Potheary thanked Cllr Ms Baker for her report.

**RECOMMENDATION:**

There were no objections to the proposal.

**142. To receive written confirmation that North Dorset District Council adopted the North Dorset Local Plan Part 1 on 15<sup>th</sup> January 2016 and make comments thereon.**

The Chairman informed the meeting that North Dorset District Council adopted the North Dorset Local Plan Part 1 on 15<sup>th</sup> January 2016 and the plan now forms a key element of the development plan for North Dorset District Council. The adoption statement can be found via the following link:

<https://www.dorsetforyou.com/planning/north-dorset/planning-policy> and sets out the details of the adoption including where the Plan and associated documents can be viewed.

- 142. To receive written confirmation that North Dorset District Council adopted the North Dorset Local Plan Part 1 on 15<sup>th</sup> January 2016 and make comments thereon - continued.**

Cllr Mrs Beckley asked when work will commence on Part 2 of the Local Plan.

Cllr Mrs Potheary and Cllr Ms Baker informed the meeting that the Inspector requires a review of the Local Plan Part 1 (incorporating development of Local Plan Part 2), and this review will commence at the end of March 2016.

- 143. To receive information regarding Footpaths in Gillingham and make comments thereon.**

There was nothing to report.

- 144. To receive a report from the Conservation Area Working Party and make comments thereon.**

Lead member, Cllr Mrs Hunt informed members that a meeting had been arranged with the Conservation Officer to take place on 22<sup>nd</sup> February 2016.

- 145. Matters pertinent to this meeting**

There were no matters pertinent.

**Closure.** The meeting closed at 8.05pm