



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 9th May 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 D Griffin (Deputy Chairman),
Cllr Ms A Baker, Cllr Mrs A Beckley, Cllr A Frith, Cllr S Joyce,
Cllr Mrs S Hunt, Cllr Mrs V Potheary and Cllr D Walsh.

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

167. Apologies: Apologies were received from Cllr Miss Purkis.

168. To approve the minutes of the meeting held on the 11th April 2016, and the interim meetings held on 25th April 2016 and 3rd May 2016.
Proposed by Cllr Griffin, seconded by Cllr Mrs Potheary and agreed by all voting members **“that the minutes of the meeting held on the 11th April 2016, and the interim meetings held on 25th April 2016 and 3rd May 2016 be approved as correct records of those meetings”.**
RESOLVED.

169. Questions:
There were no questions.

170. 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.

Application No. 2/2016/0571/TPTREE has been submitted on behalf of Gillingham Town Council for works to trees on land belonging to Gillingham Town Council, therefore the application will not be considered by the committee.

Cllr Mrs Potheary declared an interest in Tree Works Application No. 2/2016/0572/TPTREE as the tree overhangs her garden.

Cllr Mrs Hunt informed the meeting that she is known to the applicants of Planning Application No. 2/2016/0343/HOUSE

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171. Decisions from NDDC:

- a. **Application No:** 2/2016/0182/FUL **Date Registered:** 8 February 2016
Location of Development: Waverley, Wavering Lane West, Gillingham, Dorset, SP8 4NR
Description of Development: Erect 1 No. dwelling, form new vehicular and pedestrian access and create additional parking space.
GRANTED
- b. **Application No:** 2/2016/0165/HOUSE **Date Registered:** 3 February 2016
Location of Development: 18 Thurstin Way, Gillingham, Dorset, SP8 4FN
Description of Development: Erect 1 No. single storey rear extension.
GRANTED
- c. **Application No:** 2/2016/0184/FUL **Date Registered:** 23 February 2016
Location of Development: Sunnyside, Martins Lane, Milton On Stour, Dorset, SP8 5AD
Description of Development: Convert existing domestic garage to self-contained residential annex.
GRANTED

172. Planning Applications:

- a. **Planning Application:** 2/2016/0343/HOUSE
Proposal: Erect two storey extension.
Location: 23 Wessex Way, Gillingham, Dorset, SP8 4LX
COMMENTS:

Cllr Mrs Beckley stated that similar extensions have been erected in the area and she had no objections to the proposals.

Cllr Griffin asked if any comments had been received from neighbours. The Chairman confirmed that to date, he was unaware of any comments being submitted from neighbours.

Cllr Joyce stated that he was pleased to see that the proposed third bedroom would have a dormer window and the roof would not be raised. Cllr Joyce stated that in his opinion the proposals will not be overbearing and he had no objections to the application.

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

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

- b. **Planning Application:** 2/2016/0608/HOUSE
Proposal: Erect single storey extension to form a replacement garage.
Location: 10 Prospect Close, Gillingham, SP8 4NZ
COMMENTS:

Cllr Mrs Beckley stated that in her opinion the proposals will still allow plenty of amenity space and she had no objections to the application.

Cllr Joyce stated that in his opinion the proposals will not be overbearing and he had no objections to the application.

Cllr Walsh stated that Prospect Close is in an area that suffers with parking problems and he was pleased to see that the garage will be replaced.

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

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

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172. Planning Applications continued:

c. Planning Application: 2/2016/0419/LBC

Proposal: Demolish existing lean-to and garage. Erect rear extension, form rooms in existing roof space, install 2 No. dormer windows to east and west elevations and carry out associated internal and external alterations.

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

COMMENTS:

Following a discussion regarding recent applications for Sandley Lodge, Cllr Griffin proposed, Cllr Mrs Beckley seconded and all members agreed that, '**should a further application be submitted, the applicant should be invited to meet with members of the Planning Committee to explain the overall future plans for Sandley Lodge**'.

With regards to the application for Listed Building Consent, all members recommended approval of the application.

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

d. Planning Application: 2/2016/0418/VARIA

Proposal: Variation of Condition No. 2 of Planning Permission No. 2/2015/1658/FUL to amend the approved plans by including 2 No. dormer windows to the east and west elevations.

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

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

e. Planning Application: 2/2016/0469/FUL

Proposal: Erect 1 No. dwelling and form 2 No. parking spaces.

Location: Brickfield House, New Road, Gillingham, Dorset, SP8 4JL

COMMENTS:

Cllr Mrs Beckley stated that in her opinion the design of the proposed dwelling is in character with the area and will fit in well.

Cllr Frith raised concerns over the proposal to build over a foul sewer.

Cllr Joyce stated that the proposed materials should match the existing buildings in the area and should, if possible be constructed of red Gillingham brick.

Cllr Ms Baker stated that although the application does not specify Gillingham brick, the applicant has stated that it is envisaged the house will be constructed in brick and will be similar to the adjoining properties which will be in-line with the Gillingham Design Statement.

When put to the vote, all voting members recommended approval of the application subject to the use of materials to match Gillingham red brick.

RECOMMENDATION:

Gillingham Town Council recommends approval of the application subject to the use of materials to match Gillingham red brick.

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172. Planning Applications continued:

f. Planning Application: 2/2016/0451/HOUSE

Proposal: Erection of single storey rear extension.

Location: 6 Chantry Farm, Wyke Street, Gillingham, Dorset, SP8 4FZ

COMMENTS:

Cllr Mrs Beckley stated that she was disappointed in the quality of plans online and found the application difficult to view; however, she had no objections to the proposals.

Following a discussion there were no objections to the application and when put to the vote, all voting members recommended approval of the application.

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

g. Planning Application: 2/2016/0420/HOUSE

Proposal: Erect single storey rear extension.

Location: 38 The Meadows, Gillingham, Dorset, SP8 4SP

COMMENTS:

Cllr Griffin asked if any comments had been received from neighbours.

The Chairman confirmed that to date, he was unaware of any comments being submitted.

Cllr Griffin stated that as the proposal is for a single story extension he had no objections.

The Chairman reminded members that approval has been granted for a similar extension to a dwelling in the area.

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

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

h. Planning Application: 2/2016/0456/HOUSE

Proposal: Demolish existing side lean-to and conservatory to rear and construct new two storey side extension and rear single storey extension.

Location: 12 Abbots Way, Gillingham, SP8 4BS

COMMENTS:

Cllr Ms Baker stated that because of the proposed orientation, the extensions will not directly affect any neighbouring property.

Cllr Mrs Potheary asked if any comments had been received from neighbours.

The Chairman confirmed that to date, he was unaware of any comments being submitted.

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

Cllr Frith abstained from voting as he had been unable to view the application due to technical issues.

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

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172. Planning Applications continued:

i. Planning Application: 2/2016/0429/VARIA

Proposal: Variation of conditions 2 and 10 from planning permission 2/2014/1383/FUL to demolish Barn D and undertake landscaping

Location: Higher Langham Farm, Moor Lane, Langham Gillingham Dorset SP8 5NX

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

173. Tree Works Applications:

a. Tree Works Application: 2/2016/0582/TPTREE

Proposal: T1 - Lime - Crown raise to 3m and crown thin by 20%. In the past, lower branches have been hacked off in a poor fashion. The tree is just starting to thicken in the crown and a few branches are starting to rub the main stems. This will allow wind to pass through the canopy and prevent future splits and breakages.

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

COMMENTS:

Tree Warden, Cllr Ms Baker presented a report to the meeting and stated that in her opinion the application is for straight forward tree maintenance to which she had no objections.

Cllr Mrs Potheary raised concerns over the previous work and asked why the lower branches had been 'hacked off in poor fashion' without any enforcement action being taken.

Cllr Ms Baker explained that the trees are not visible from the High Street and there is only a restricted view from the car park at the rear of Lloyds Bank.

Cllr Mrs Beckley stated that the previous work may have been carried out by a previous owner and it was good to see that the current owners were rectifying the situation.

When put to the vote all members supported the application.

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

b. Tree Works Application: 2/2016/0571/TPTREE

Proposal: T1 (613) - Oak - Remove lowest secondary branch on lowest primary limb. To reduce end loading and the risk of it being pulled down. Remove deadwood in excess of 50mm dia or 1.5m long deadwood exempt from Council approval.

T2 (618) - Willow - Pollard to 1-3m above ground level.

T3 (619) - Willow - Remove stem extending north-west over the path.

Pollard other stems for continuity. Pollarding will reduce canopy size and end loading of mature stems, helping to ensure the longevity of the tree.

T4 (624) - Ash - Crown lift low secondary branches to north-east side over road to 4m from ground level.

Location: Rolls Bridge, Rolls Bridge Lane, Gillingham, Dorset

COMMENTS:

The Chairman informed the meeting that the application has been submitted on behalf of Gillingham Town Council for works to trees on land belong to Gillingham Town Council; therefore the application will not be considered by the committee.

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173. Tree Works Applications continued:

c. Tree Works Application: 2/2016/0572/TPTREE

Proposal: T1 - Ash: - Reduce branch length of lower lateral limb extending in south easterly direction by 1.5m. Reduce lateral limb extending in a southerly direction shortening branches growing towards St Mary's Court by 1.5m. Selectively thin and reduce the length of epicormic shoots by 1 - 1.5m (distributed through canopy), approx. ten. Remove major deadwood (exempt from Council approval).

Reason for works:

Shortening branches to reduce end loading

Shortening branches to maintain distance from pole and wire structure

Remove crossed limbs (epicormic growth) and develop good branch structure.

Location: Myrtle Cottage, St Martins Square, Gillingham, Dorset, SP8 4DP

COMMENTS:

Tree Warden, Cllr Ms Baker presented a report to the meeting and stated that in her opinion the application is for straight forward tree maintenance which is necessary on safety grounds.

Cllr Ms Baker stated that she had no objections to the application.

Cllr Joyce concurred with Cllr Ms Baker and stated that in his opinion all the proposed work is relevant and necessary.

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

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

d. Tree Works Application: 2/2016/0522/CATREE

Proposal: G1 - Oak - Deadwood and remove breakages. Consent not required

T2 - Corkscrew Willow - Remove

T3 - Eucalyptus - Remove large lower lateral (westerly facing)

Location: Oaktrees, Wyke Road, Gillingham, Dorset, SP8 4NG

COMMENTS:

Tree Warden, Cllr Ms Baker presented a report to the meeting and stated that in her opinion the removal of T2 is necessary to protect the other trees.

Cllr Ms Baker stated that she had no objections to the application.

Cllr Joyce concurred with Cllr Ms Baker and stated that the trees are too 'bunched up' and the removal of T2 will allow the other two trees to flourish.

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

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

174. To receive confirmation from North Dorset District Council that the provisional Tree Preservation Order at Stirling Stables, Bay Road, Gillingham has been confirmed.

The Chairman informed the meeting that that the provisional Tree Preservation Order for the T1 Oak was confirmed on 26th April 2016.

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- 175. To receive notification from North Dorset District Council that an appeal has been lodged with the planning inspectorate in respect of refusal of the following application:**

Inspectorate's Ref: APP/N1215/W/16/3147101
Appeal by: Mr and Mrs B Jay
Application No: 2/2015/1411/FUL
Location: Sunningdale, Lodden, Gillingham, Dorset, SP8 4JY.
Proposal: Erect 2 No. dwellings and create new vehicular access.

- 176. To receive notification of a public consultation on the following two emerging planning documents and make comments thereon:**

The Chairman informed the meeting that the Draft Minerals Sites Plan Update 2016 is primarily an update of information that was presented in the 2015 Draft Mineral Sites Plan, including aggregate production figures for 2014, amendments to the aggregates Area of Search, amendments to some of the preferred site options and a new site which came out of the 2015 consultation.

The Chairman explained that the Draft Waste Plan Update – Additional and Emerging Preferred Waste Site Allocations will contain five additional waste sites and, following further assessment work, a series of fifteen sites that are emerging as preferred for allocation in the final Waste Plan to address the key waste management needs that have been identified.

The Chairman advised the meeting that the relevant reports and further information can be found on the committee services website via the following link:

<http://dorset.moderngov.co.uk/mgCommitteeDetails.aspx?ID=280>

The Chairman stated that the minerals and waste pages on Dorsetforyou.com will be updated at the start of the formal consultation, when the consultation documents and background evidence reports will be available.

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

Cllr Griffin informed the meeting that the safety fencing along the riverside cycleway between Wavering Lane and Marlott Road has been damaged and the surface of the path continues to wear away. He explained that the matter has been reported to Technical Officer for North Dorset District Council, Mr Mike Coker, and an update on the proposed work has been requested.

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

There was nothing to report.

- 179. MATTERS PERTINENT TO THIS MEETING.**

There were no matters pertinent.

Closure. The meeting closed at 8.15pm