



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 an interim meeting of the **Planning Committee** held on **Monday 27th June 2016** commencing at 8.58pm in The Jubilee Room, Town Hall, School Road, Gillingham.

Present: Cllr B Von Clemens (Chairman), Cllr Ms A Baker, Cllr R Evill, Cllr A Frith, Cllr S Joyce and Cllr D Walsh.

In attendance: Mrs Julie Hawkins, Planning Committee Clerk.
One member of the public.

198. To receive apologies for absence.

Apologies were received from Cllr Mrs A Beckley, Cllr Mrs V Potheary, Cllr Mrs S Hunt and Cllr Miss N Purkis.

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

There were no declarations of interest at this time.

200. Planning Applications:

a. Application No: 2/2016/0698/FUL

Proposal: Convert existing garage to single storey dwelling and erect new double garage.

Location: 2 Marlott Road, Gillingham, Dorset, SP8 4FA

COMMENTS:

The Chairman informed the meeting that North Dorset District Council has requested further information from the applicant and therefore the application will need to be considered at a later date when all the information is available.

b. Application No: 2/2016/0813/HOUSE

Proposal: Convert garage to living accommodation (retrospective).

Location: 1 Fairybridge Walk, Gillingham, SP8 4SE

COMMENTS:

Cllr Ms Baker informed members that this was a retrospective application but she had no objections to raise.

Cllr Walsh stated that he had visited the site and the development is in keeping with the local area.

RECOMMENDATIONS:

Gillingham Town Council recommends approval of the application.

200. Planning Applications continued:

c. Application No: 2/2016/0767/VARIA

Proposal: 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.

Location: The Annexe, Stockleigh, B3081 - West Bourton Road To Westbrook Road, Gillingham, Dorset, SP8 5NR

COMMENTS:

Cllr Walsh informed members that permission to convert the double garage into a self-contained annexe with first floor accommodation was granted in 2009 with the condition that the annexe shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling. Cllr Walsh stated that whilst he understood the reasons behind the application the removal of Condition No. 2 would allow the unit to be sold off as a separate unit from the property and would therefore be contrary to Policy 20 of the Local Plan Part One. Cllr Walsh stated that he had no objections to the annexe being used as a holiday let, however, the condition should be re-worded and not removed.

Cllr Ms A Baker said it was her understanding that the owners want to let the property not sell it as a separate unit.

Cllr R Evill concurred with Cllr Walsh and stated that the proposal undermines the condition and correct wording is required.

Four voting members recommended refusal of the application as the removal of Condition No. 2 would be contrary to Policy 20 of the North Dorset Local Plan; however, they support the proposal for the annexe to be used as a holiday let and recommend that the Case Officer re-words condition No. 2 to allow this to happen.

Cllr Ms A Baker recommended approval of the application.

RECOMMENDATIONS:

Gillingham Town Council recommends refusal of the application as the removal of Condition No. 2 would be contrary to Policy 20 of the North Dorset Local Plan; however, Gillingham Town Council supports the proposal for the annexe to be used as a holiday let and recommends that the Case Officer re-words condition No. 2 to allow this to happen whilst ensuring that the condition prevents the annexe from being sold off as a separate unit.

201. Tree Works Applications:

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

COMMENTS:

Tree Warden, Cllr Ms A Baker presented a report to the meeting and stated that although the trees may not look unhealthy at the moment, there is evidence of the Canker and they will be affected more severely as time goes on. Cllr Ms Baker stated that she had no objection to the application as the trees are not visible from anywhere other than the school.

Four voting members agreed with the recommendations of the Tree Warden and had no objections to the application

Cllr A Frith abstained from voting.

201. Tree Works Applications continued:

RECOMMENDATIONS:

Gillingham Town Council has no objections to the application.

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

COMMENTS:

Cllr Frith informed the meeting that he shared a boundary with Autumn Lodge and therefore declared a pecuniary interest in the application. Cllr Frith withdrew from the room during the discussion and recommendation of this matter.

Tree Warden, Cllr Ms Baker presented a report to the meeting. Cllr Ms Baker informed members that she had visited the property and confirmed that there is an additional fence and hedge behind the proposed removal. Cllr Ms Baker stated that the Leylandii is a non-native hybrid, and in her opinion, has very little value to wildlife other than when grown as a hedge, its dense foliage provides shelter for garden birds.

Cllr Walsh stated that he had a Leylandii hedge in his garden which had many nesting birds. Cllr Walsh stated that he felt it was drastic to fell twelve trees at one time and asked whether it would be possible to reduce the height of the trees rather than fell them.

Cllr Ms Baker informed members that the trees had already been crown lifted and now resembled a 'lolly-pop' shape. Cllr Ms Baker stated that the trees are not visible from the highway and their loss would not be detrimental to the street scene.

Cllr Joyce concurred with Cllr Ms Baker.

When put to the vote three voting members had no objections to the proposal.

Cllr Walsh objected to the proposal.

Cllr Frith was not present and did not take part in the discussion or consideration of this application.

RECOMMENDATIONS:

Gillingham Town Council has no objections to the proposal.

Closure. The meeting closed at **9.13pm.**