



GILLINGHAM TOWN COUNCIL

PLANNING COMMITTEE

The Town Hall, School Road, Gillingham, Dorset SP8 4QR
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Minutes of an interim meeting of the **Planning Committee** held on **Monday 26th September 2016** commencing at 8.12pm in The Jubilee Room, Town Hall, School Road, Gillingham.

Present: Cllr B Von Clemens (Chairman), Cllr Ms A Baker (joined the meeting at 8.20pm), Cllr Mrs A Beckley, Cllr R Evill, Cllr A Frith, Cllr P Harris, Cllr Mrs S Hunt, Cllr Miss E Jones, Cllr S Joyce, Cllr Miss N Purkis and Cllr D Walsh.

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

249. To receive apologies for absence.

Apologies were received from Cllr Ms Baker. Cllr Ms Baker joined the meeting at 8.20pm.

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

Cllr Joyce declared a personal interest in Planning Application No. 2/2016/1279/HOUSE and Planning Application No. 2/2016/1342/CATREE as he is known to the applicants.

251. Planning Applications:

The Chairman invited the member of the public to speak.

The member of the public referred to Agenda Item 3d and raised concerns regarding the application for the two dwellings on land off of Common Mead Lane. He informed the meeting that it was his understanding that an application had been approved for a bungalow in 1973; however the current application for the two dwellings were at a different location, which is outside of the settlement boundary and within the sewage treatment works protection area. He also raised concerns over the proposed access, which in his opinion, is not large enough to serve two dwellings.

It was proposed by Cllr Walsh, seconded by Cllr Evill and agreed by all members that item 3d on the agenda should be moved to the beginning of the meeting.

d. Application No: 2/2016/1329/FUL

Proposal: Erect 2 No. dwellings with garages. Form driveway, parking and turning area.

Location: Land at E 380183 N 126087, Common Mead Lane, Gillingham, Dorset.

COMMENTS:

Cllr Mrs Beckley referred to the proposed driveway and raised concerns over highway safety, root protection, drainage and possible damage to the neighbouring property.

Cllr Evill raised concerns over the visual appearance of the proposed dwellings and stated that in his opinion the proposal constitutes an overdevelopment of the site which will have a detrimental affect on the neighbouring properties in Stour Meadows.

251. Planning Applications continued:

Cllr Evill referred to a photograph of a dwelling in East Knoyle which had been submitted as part of the application, and stated that the garage shown in the photograph is not as high as the one proposed in the application. Cllr Evill asked members be mindful of this fact when considering the application.

Cllr Ms Baker joined the meeting at 8.20pm.

Cllr Walsh reminded members that in January 2016 the Local Plan Part 1 was legally adopted and North Dorset District Council can evidence a five year land supply for housing. Cllr Walsh stated that the application is outside of the settlement boundary and therefore does not fit the criteria as 'infill'. Cllr Walsh stated that in his opinion the application was an overdevelopment of the site and suggested that the application is referred to the North Dorset District Council Planning Committee for consideration if the Case Officer is mindful to approve the application.

Cllr Frith concurred with Cllr Walsh and Cllr Evill and stated that in his opinion the proposal is an overdevelopment of the site and is contrary to policy as it falls within the Sewage Treatment Works Protection Area.

Cllr Mrs Beckley reiterated her concerns regarding the close proximity of the proposed driveway to 1 Common Mead Lane. Cllr Mrs Beckley informed the meeting that the row of houses, 1 to 3 Common Mead Lane were valued for their historic interest and the proposed access could damage the fabric of the buildings and be detrimental to their setting.

Cllr Harris asked for clarification regarding the Sewage Treatment Works Protection Area.

The Chairman confirmed that the proposal falls within the 400m radius of the sewage treatment works and is therefore contrary to Saved Policy 1.17 of the North Dorset District Wide Plan.

When put to the vote, 10 voting members objected to the application. Cllr Ms Baker abstained from voting.

All voting members agreed that should the Case Officer be mindful to approve the application then it should be referred to the Planning Committee at North Dorset District Council for consideration. It was agreed that Cllr Walsh would represent Gillingham Town Council at the District Council Committee meeting.

RECOMMENDATION:

Gillingham Town Council has the following objections and concerns:

- The proposal is contrary to Saved Policy 1.17 of the North Dorset District Wide Local Plan which states: *'Development proposals resulting in regularly occupied premises will not be approved in close proximity to a Sewage Treatment Works within the areas shown on the Proposals Maps. In some cases, development may be approved on the edge of these areas if it is in a position which would not normally receive odours carried in the prevailing wind from the Sewage Treatment Works'*.
- The proposed dwellings are outside the settlement boundary.
- The close proximity of the proposed access to 1 Common Mead Lane is considered to be detrimental to the setting of this historic property and could be damaging to the fabric of the building.
- Members have concerns over highway safety.
- The proposal is considered to be an overdevelopment of the site.
- It is considered that the size and scale of the proposed development will result in an un-neighbourly form of development having a poor relationship with the adjacent dwellings in Stour Meadows.
- It is considered that inadequate root protection measures are in place

251. Planning Applications continued:

Gillingham Town Council requests that should the Case Officer be mindful to approve the application it should be considered by the Planning Committee at North Dorset District Council.

a. Application No: 2/2016/1279/HOUSE

Proposal: Erect 1 No. single storey extension.

Location: Lower Langham Farm, Langham Lane, Gillingham, SP8 5NT

COMMENTS:

Ward member Cllr Miss Purkis outlined the proposals and stated that in her opinion there will be very little change to the building neighbours will not be effected.

Cllr Walsh stated that he could see no reason within planning policy to refuse the application.

When put to the vote, 10 voting members had no objections to the application. Cllr Ms Baker abstained from voting.

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

b. Application No: 2/2016/1302/HOUSE

Proposal: Erect first floor extension over existing garage.

Location: 5 Barnaby Mead, Gillingham, SP8 4AL

COMMENTS:

Cllr Joyce stated that the garage will become an integrated part of the dwelling and in his opinion the proposals will be provide better accommodation and improve the aesthetics of the building.

When put to the vote, 10 voting members had no objections to the application. Cllr Ms Baker abstained from voting.

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

c. Application No: 2/2016/1304/FUL

Proposal: Convert and extend existing garage to form 1 No. single storey dwelling and erect new double garage. Form pedestrian access.

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

COMMENTS:

Cllr Walsh reminded the meeting that a previous application had been considered by Gillingham Town Council in July 2016 and the committee at that time had had no objections to the application. Cllr Walsh stated that unfortunately he had been unable to attend the meeting in July and expressed his concerns over the design of the proposed dwelling.

The Chairman informed the meeting that, to date, no objections have been received from neighbours and the Highways Authority has no objections to the application.

Cllr Mrs Hunt reminded members that the area marked 'general parking for visitors' is not owned by the applicant and is a parking area for the general public. Cllr Mrs Hunt raised concerns over the proposed parking arrangements and stated that in her opinion the proposal will exacerbate the existing parking problems in the area.

Cllr Mrs Beckley stated that she preferred this application to the previous application and in her opinion the second driveway, as proposed on the original application, was out of character with the area.

251. Planning Applications continued:

When put to the vote, Cllr Mrs Beckley supported the application, and 5 voting members objected to the application on the grounds of highway concerns and lack of adequate parking facilities. Cllr Von Clemens, Cllr Joyce, Cllr Walsh, Cllr Miss Jones and Cllr Ms Baker abstained from voting.

RECOMMENDATION:

Gillingham Town Council have concerns and objections to the application as members are of the opinion that inadequate parking arrangements will exacerbate existing parking problems in the area.

252. Tree Works Applications:

a. Tree Works Application No: 2/2016/1308/CATREE

Proposal: T1 - Fir – Fell, T2 and T3 - Silver Birch – Fell

Location: The Orchard, Wyke Road, Gillingham, Dorset, SP8 4NH

COMMENTS:

Tree Warden, Cllr Ms Baker presented a report to members. Cllr Ms Baker referred to the T1 Fir and explained that as its diameter is 7.5cm at 1.5m in height, it is covered under the Conservation Area regulations; however, Cllr Ms Baker stated that in her opinion the tree is not a significant tree and she could see no reason to object to the application.

Cllr Frith raised concerns over the application to fell T1 Fir and stated that as the tree falls within the Conservation Area regulations then it must remain in order to protect the character of the area. Cllr Frith raised concerns that if permission is allowed then precedence will be set.

Cllr Walsh concurred with Cllr Frith.

Cllr Ms Baker stated that the tree is very ‘wispy’ above 1.5m.

Cllr Joyce concurred with Cllr Ms Baker and stated that in his opinion the T1 Fir will not develop into a very good tree.

Cllr Harris asked how much of a gap will be left if the tree is removed.

Cllr Ms Baker informed the meeting that the applicant intends to replace the tree with a hedge and therefore there will not be a gap.

When put to the vote, five voting members objected to the application to fell T1 Fir, four voting members recommended delegating the decision to the Tree Officer at North Dorset District Council. Cllr Von Clemens abstained from voting.

Tree Warden, Cllr Ms Baker referred to the application to fell T2 and T3 Silver Birch and informed the meeting that as these trees are not visible from the public highway the decision should be delegated to the North Dorset District Council Tree Officer.

All voting members agreed that the decision to fell T2 and T3 should be delegated to the Tree Officer.

RECOMMENDATION:

Gillingham Town Council has concerns and objections to the application to fell T1 Fir as the loss of this tree will be detrimental to the character of Wyke Conservation Area. Members agreed that the decision to fell T2 and T3 should be delegated to the Tree Officer at North Dorset District Council.

252. Tree Works Applications continued:

b. Tree Works Application No: 2/2016/1306/TP TREE

Location: 27 Barnaby Mead, Gillingham, Dorset, SP8 4AL

Proposal: T1 - Poplar - Crown thin by approx. 30%. Re-pollard to previous pollard points to approx. 25ft in height. Reduce sides by a max of 8ft to bring it within the properties boundary.

COMMENTS:

Tree Warden, Cllr Ms Baker presented a report to members with a recommendation that the decision is deferred to the Tree Officer at North Dorset District Council.

Following a discussion, all members agreed that the decision should be delegated to the North Dorset District Council Tree Officer.

RECOMMENDATION:

Gillingham Town Council recommends that the decision is delegated to the North Dorset District Council Tree Officer.

c. Tree Works Application No: 2/2016/1342/CATREE

Proposal: T1 and T2 - Monterey Cypress – Fell

Location: Milton Lodge Hotel, Milton-on-Stour, Gillingham Dorset, SP8 5QD

COMMENTS:

Tree Warden, Cllr Ms Baker presented a report to members.

Cllr Mrs Hunt asked for clarification on the reasons why the trees need to be felled.

Cllr Mrs Beckley stated that she thought there may be a subsidence issue as the trees are close to a building.

Cllr Ms Baker stated that subsidence had not been indicated on the application form and very little information had been provided.

When put to the vote, eight voting members had concerns and objections to the application as there is insufficient information available. Cllr Mrs Beckley, Cllr Miss Jones and Cllr Von Clemens voted to recommend that the decision is delegated to the North Dorset District Council Tree Officer.

RECOMMENDATION:

Gillingham Town Council has concerns and objections to the application as there is insufficient information available.

d. Tree Works Application No: 2/2016/1338/TP TREE

Location: Oak Tree Cottage, Wyke Road, Gillingham, Dorset, SP8 4NW

Proposal: T1 - Oak - Remove completely

COMMENTS:

Tree Warden, Cllr Ms Baker presented a report to members. Cllr Ms Baker stated that the T1 Oak is a significant tree with a very large tree trunk but unfortunately it is not doing very well.

Cllr Walsh stated that he understands the safety reasons for the application but the Oak Tree is very much a part of the street scene and the decision should be left to the experts at North Dorset District Council.

Following a discussion all members agreed that the decision is delegated to the North Dorset District Council Tree Officer in consultation with the Conservation Officer.

RECOMMENDATION:

Gillingham Town Council recommends that the decision is delegated to the North Dorset District Council Tree Officer in consultation with the Conservation Officer.

253. To receive information regarding a proposed new base station installation at VF 13688 – North Dorset Rugby Football Club, Longbury Hill Lane, Gillingham and make comments thereon.

Information was circulated to members regarding a proposed new base station at North Dorset Rugby Football Club. Vodafone and Telefonica are in the process of identifying a suitable site for a radio base station as there is a specific requirement for a station at this location to improve 2G/3G and 4G coverage in the area. The Chairman informed the meeting that several locations have been considered and the company has decided that the location at North Dorset Rugby Football Club is the most appropriate; however before a formal planning application is made they wish to consult with the town council.

Members discussed the alternative sites that have been considered by the company and agreed that the sites at Lower Langham Farm, Wyke Farm, Stock Hill Stud, Bramley Farm and land adjacent to Wyke Hall should be discounted.

Members discussed the aesthetic appearance and the visual impact of the proposed monopole. Members referred to the telecommunications mast at Sutton Clump on the higher road between Shaftesbury and Blandford and enquired whether or not the proposed mast will be shrouded in a similar way. Members also requested clarification regarding the number and sizes of the proposed dishes.

Members discussed the environmental impact of the base station and requested clarification on the proximity of the proposed base station to the badger sett.

Members discussed the problems of insufficient mobile telephone signals at various locations in Wyke and Milton-on-Stour and agreed that the mobile telephone signal in the area needs to be improved.

Cllr Walsh stated that in his opinion the benefit of the proposed base station outweighs the harm.

Cllr Harris emphasised the importance of ensuring that the proposed equipment does not have a detrimental visual affect on the surrounding countryside.

The Chairman informed the meeting that clarification will be requested from North Dorset District Council regarding Permitted Development Rights and it was agreed that the company should be contacted for further information regarding the concerns and questions raised.

Closure. The meeting closed at **9.12 pm.**