



GILLINGHAM TOWN COUNCIL

PLANNING COMMITTEE

The Town Hall, School Road, Gillingham, Dorset SP8 4QR
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Minutes of a meeting of the **Planning Committee** held on **Monday 14th March 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.

Present: Cllr B Von Clemens (Chairman), Cllr D Griffin (Deputy Chairman),
Cllr Ms A Baker, Cllr Mrs A Beckley, Cllr A Frith and Cllr Mrs V Potheary.

In attendance: Mrs Julie Hawkins, Planning Committee Clerk, and 2 members of the public.

149. To receive apologies for absence.

Apologies were received from Cllr Mrs S Hunt, Cllr S Joyce, Cllr Miss N Purkis and Cllr D Walsh.

150. 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 discloseable pecuniary interests, however, all members declared a personal interest in the following Tree Work Applications: 2/2016/0199/TPTREE, 2/2016/0200/TPTREE and 2/2016/0201/CATREE as the applicant is Gillingham Town Council.

All members declared a personal interest in 2/2016/0184/FUL as the applicant is related to Cllr Mrs Hunt.

151. Questions:

There were no questions.

152. Decisions from NDDC:

a. Application No: 2/2015/1918/VARIA Date Registered: 21 December 2015

Location of Development: Land West of Shearstones, Wavering Lane East, Gillingham, Dorset.

Description of Development: Application to vary condition No. 2 from planning permission 2/2015/0805 to allow an additional window at first floor level on the side elevation.

GRANTED

b. Tree Works Application No: 2/2016/0039/CATREE Town and Country Planning Act 1990 section 211: notification of intent to carry out works to tree(s) within a conservation area

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

Proposal: G1 - 8x Ash trees - Remove. Trees are too close to the building and one is already leaning across the garden. T1/T2 - 2x Ash trees - Remove to let in more light and to stop them overhanging the neighbouring properties. T2/T3 - 2x Elm trees - Remove to let in more light and to stop them overhanging the neighbouring properties. **GRANTED**

152. Decisions from NDDC continued:

- c. Application No: 2/2015/1635/HOUSE Date Registered: 28 October 2015**
Location of Development: Follys End, Wyke Street, Gillingham, Dorset, SP8 4NA
Description of Development: Install 2 No. roof lights in south elevation of garage.
GRANTED
- d. Application No: 2/2015/1511/LBC Date Registered: 9 October 2015**
Location of Development: Follys End, Wyke Street, Gillingham, Dorset, SP8 4NA
Description of Development: Carry out internal and external alterations to house and garage/games room and install 2 No. roof lights in south elevation of garage.
GRANT OF LISTED BUILDING CONSENT
- e. Tree Works Application No: 2/2015/1941/TPTREE North Dorset District Council Tree Preservation Order Application TPO No. 20/2/70**
Location: The Summer House, Wyke Road, Gillingham, Dorset, SP8 5NS
Proposal: G2 - Western Red Cedars - Crown reduce height of main trunks by approx. 4m, creating a straight level top. See agent's comment regarding reason for works.
G3 - Western Red Cedars - Crown height reduction by 1.5 - 2.5m maintaining natural crown shape. Crown lift lower laterals rubbing garage, to afford a minimum 1.5m vertical clearance over roof. Shorten lower laterals over driveway to enhance the tunnel/arch way that has developed. See agent's comment regarding reason for works.
GRANTED
- f. Application No: 2/2016/0174/DOC**
Location: The Malthouse, Bay Road, Gillingham, Dorset, SP8 4EW
Proposal: Discharge of Condition No. 1 - Commencement; following grant of Planning Permission No. 2/2009/0522.
FULLY DISCHARGED
- g. Application No: 2/2015/1537/HOUSE Date Registered: 12 January 2016**
Location of Development: Chantry Cottage, The Square, Gillingham, Dorset, SP8 4AY
Description of Development: Form vehicular access with double gates and create 2 No. parking spaces.
GRANTED
- h. Tree Works Application No: 2/2016/0064/TPTREE**
Location: Riversmead, 16 Foxglove Close, Gillingham, Dorset, SP8 4TW - TPO No. 20/8/86
Proposal: T1 - Birch (multi-stemmed) - Reduce in height by approx. 2 - 2.5m. As tree has got too large for the small garden.
GRANTED
- i. Application No: 2/2015/1266/VARIA Date Registered: 14 September 2015**
Location of Development: Dene Hollow, Wyke Road, Gillingham, Dorset, SP8 4NG
Description of Development: Variation of Condition No. 2 of Planning Permission No. 2/2014/0536 to amend the approved plans by making changes to the design of the dwelling on Plot 2, including raising the roof above the garage, install roof light window and form accommodation in the roof space (description amended as dormers and enclosed porch omitted from proposal). **GRANTED**
- h. Application No: 2/2015/1842/HOUSE Date Registered: 4 December 2015**
Location of Development: Milton Farm Cottage, Milton On Stour To Wavering Lane - Road, Milton- On- Stour, Dorset, SP85PX
Description of Development: Erect two storey extension (alternative scheme to that approved under PIP 2/2014/0231).
REFUSED

152. Decisions from NDDC continued:

- i. Application No:** 2/2015/1835/HOUSE **Date Registered:** 12 December 2015
Location of Development: 30 Chestnut Way, Gillingham, Dorset, SP8 4RT
Description of Development: Erect two storey extension.
GRANTED
- j. Application No:** 2/2016/0008/HOUSE **Date Registered:** 4 January 2016
Location of Development: Craigaras, 3 Wavering Lane West, Gillingham, Dorset, SP8 4NR
Description of Development: Erect single storey rear extension.
GRANTED
- k. Application No:** 2/2016/0035/HOUSE **Date Registered:** 8 January 2016
Location of Development: Elm Croft, Wyke Road, Gillingham, Dorset, SP8 4NG
Description of Development: Erect replacement garage (demolish existing garage).
GRANTED

Cllr Mrs Potheary expressed her disappointment in the decision to approve Planning Application No. 2/2015/1266/VARIA.

153. Planning Appeal Decisions:

- a. Appeal Ref:** APP/N1215/W/15/3132637
Location: Thistledown Cottage, Wavering Lane West, Gillingham, Dorset SP8 4NR
Proposal: Carry out alterations to existing access, formation of new access and erection of detached dwelling (outline application to determine access).
The appeal was made by Mr Jon Pike against the decision of North Dorset District Council.
APPEAL DISMISSED
- b. Appeal Ref:** APP/N1215/W/15/3005513
Location: Land South of Le Neubourg Way, Gillingham, Dorset.
Proposal: Residential (C3) together with associated open space and infrastructure.
The appeal was made by Sherborne School, CRUK, CLIC Sargent, Mencap and British Heart Foundation against the decision of North Dorset District Council.
APPEAL DISMISSED

154. Planning Applications:

- a. Application No:** 2/2016/0184/FUL
Proposal: Convert existing domestic garage to self contained residential annex.
Location: Sunnyside, Martins Lane, Milton-on-Stour, Dorset, SP8 5AD
COMMENTS:

Cllr Mrs Beckley stated that in her opinion the proposal is reasonable and will not affect any neighbours.

Cllr Mrs Beckley recommended that if approval is granted then a condition should be attached in order to prevent the annex being sold off as a separate dwelling.

Cllr Mrs Potheary stated that the proposal is in keeping and she could see no planning reasons on which to object to the application.

When put to the vote, all voting members recommended approval of the application subject to a condition restricting the use of the building.

RECOMMENDATION:

Gillingham Town Council recommends approval of the application subject to a condition restricting the use of the building to annex accommodation in connection with the use of the main property.

154. Planning Applications continued:

b. Application No: 2/2016/0182/FUL

Proposal: Erect 1 No. dwelling, form new vehicular and pedestrian access and create additional parking space.

Location: Waverley, Waverling Lane West, Gillingham, Dorset, SP8 4NR

COMMENTS:

The Chairman reminded members that outline planning permission has previously been granted for a dwelling on the site and a previous application for full planning permission had been withdrawn by the applicants.

Cllr Griffin stated that in his opinion the proposals were an improvement on the previous application and the design was more in keeping with the character of the area.

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

RECOMMENDATION:

Gillingham Town Council recommends approval of the application.

c. Application No: 2/2016/0232/FUL

Proposal: Change of use from retail unit to dwelling.

Location: In Touch Cellular Ltd, Newbury, Gillingham, Dorset, SP8 4HZ

COMMENTS:

Cllr Griffin stated that normally he does not support change of use applications, but in his opinion, the proposal is appropriate for the area. Cllr Griffin informed the meeting that the DCC Transport Development Liaison Manager has submitted a report including concerns regarding parking facilities. Cllr Griffin informed members that the report states that to ensure that a vehicle does not park in front of the building, potentially obstructing the adjacent footpath, the officer has asked for a plan to be submitted showing the existing dropped crossing and footway along the full frontage reinstated and raised to full kerb height and some form of physical obstruction being placed or built in front of the building (a low wall or similar).

Cllr Ms Baker stated that the property is not within a primary or secondary shopping area and therefore she had no objections to the application.

Cllr Mrs Potheary concurred with Cllr Ms Baker and stated that whilst the council tries to safeguard retail premises, the shop was in a poor trading position and the proposals were a sensible solution.

The Chairman invited local resident Mr W Light to speak.

Mr Light asked whether a precedence would be set if planning permission was granted.

Cllr Ms Baker reassured Mr Light that approval would not set a precedence and explained that in order to protect the shopping areas, properties are defined as 'primary' or 'secondary' shopping frontages (based on ground floor use). Cllr Ms Baker explained that policies are in place to resist the loss of retail premises within these areas and work is on-going with the Gillingham Neighbourhood Plan to ensure the main shopping areas in Gillingham are protected. Cllr Ms Baker explained that the application does not fall within either a 'primary' or a 'secondary' shopping frontage area and therefore there are no restrictions with regards to a change of use.

When put to the vote all members recommended approval of the application subject to a condition to ensure that a vehicle does not park in front of the building.

RECOMMENDATION:

The building is not defined as either 'primary' or 'secondary' shopping frontage and therefore Gillingham Town Council recommend approval of the application subject to a condition that the kerb to the front of the building is reinstated and raised to full kerb height, and some form of obstruction is placed in front of the building to prevent vehicles from parking on the pavement.

155. Tree Works Applications:

a. Tree Works Application No: 2/2016/0255/TPTREE

Proposal: T7 (x4) - Ash - Fell (four group of multi stemmed trees) poor specimens growing in close proximity to garage that will likely cause problems as they develop.

T10 - Oak - Shorten four lower lateral branches growing towards Mead Court by approx. 2-2.5m.

T14 - Yew - Crown lift by 1-1.5m from ground level, target prune previously stubbed limbs.

Location: Knapp House, Wyke Road, Gillingham, Dorset, SP8 4NQ

COMMENTS:

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

All voting members agreed with the recommendation of the Tree Warden.

RECOMMENDATION:

Gillingham Town Council has no objections to the application.

a. Tree Works Application No: 2/2016/0199/TPTREE

Proposal: T1 - Ash - Selectively reduce lateral branch structure on fork extending east into cemetery by 1.5m - 2m to reduce loading on compression fork.

Location: Adjacent To 4 Willow View on Cemetery Land, Rolls Bridge Lane, Gillingham, Dorset, SP8 4BB

COMMENTS:

As Gillingham Town Council is the applicant of this application the committee are unable to make comment.

b. Tree Works Application No: 2/2016/0200/TPTREE

Proposal: T1 - English Oak - Selectively reduce branches growing east over front garden by approx. 2.5m. Remove lowest pendulous tertiary branch growing from secondary branch extended south over drive towards 23 and 24. Deadwood does not require approval.

Location: Public Land Adjacent To 19 Sorrel Way, Gillingham, Dorset, SP8 4TP

COMMENTS:

As Gillingham Town Council is the applicant of this application the committee are unable to make comment.

Tree Warden, Cllr Ms Baker informed the meeting that the Oak tree is a huge specimen and suggested that local residents in close proximity to the tree are contacted and advised of the forthcoming work.

Cllr Ms Baker proposed, Cllr Griffin seconded and all members agreed that **‘a letter explaining the forthcoming work should be distributed to houses in close proximity of the Oak tree’**.

Cllr Frith requested that the information regarding the Oak tree be sent to Cllr Mrs Ridout for inclusion within the Schedule of Trees document.

c. Tree Works Application No: 2/2016/0201/CATREE

Proposal: T1 - Willow - Reduce height of stem leaning north east by 2m. Reduce lateral branches from the stem leaning north-east by approx. 2m.

Location: Town Meadow South Of High Street, Gillingham, Dorset, SP8 4BP

COMMENTS:

As Gillingham Town Council is the applicant of this application the committee are unable to make comment.

d. Tree Works Application No: 2/2016/0280/CATREE

Proposal: T1 - Willow - Fell

Location: Heron View, Brewery Lane, Gillingham, Dorset, SP8 4NN

COMMENTS:

Tree Warden, Cllr Ms Baker informed the meeting that the application has been submitted by the insurance company of the neighbouring property following concerns over subsidence. Cllr Ms Baker explained that she has spoken to all parties involved and advised members that an objection to the proposal has been received from the owners of the tree. Cllr Ms Baker explained that at this stage it can not be proved beyond reasonable

155. Tree Works Applications continued:

doubt that the subsidence has been caused by the Willow tree and therefore recommended that the application is deferred to allow extra time for further information to be submitted.

The Chairman informed members that North Dorset District Council Building Control has been consulted and read the following statement from the Building Control Officer:

“Having read the supporting documents which were deposited with the application I would be reluctant to approve this application without further investigation.

The supporting documents indicate some drainage work has been carried out in the last 12 months and the fact that there was open-foundations for a considerable amount of time could contribute to some movement to the building.

The evidence of a high water table at the location of the Willow tree and good supporting evidence of the possibility that no soil desiccation has occurred would again indicate that further investigation should be carried out.

Therefore as stated previously before approving the application to remove the Willow tree I would ask for further investigation and clarification that the tree is the contributing factor to the movement in the building and not a combination of the drainage and foundation work which left the building exposed for some time.

I feel there are more points which require clarification before it should be approved to remove the tree.”

Cllr Mrs Potheary stated that whilst she sympathised with the owner of the property it would be sad to lose a tree which enhances the area.

Cllr Ms Baker explained that if it can be proved that the Willow tree is not the cause of the subsidence then it will be possible to protect the tree with a Tree Preservation Order.

Proposed by Cllr Ms Baker, seconded by Cllr Griffin and agreed by all voting members that the application should be deferred until the next meeting of the Planning Committee scheduled for Tuesday 29th March 2016.

RECOMMENDATION:

This application will be deferred for consideration at the next Planning Committee meeting to be held on Tuesday 29th March 2016.

156. To receive notice of a proposed intention by North Dorset District Council to resolve to adopt the Local Government Act 1972 original street naming enactment and to make comments thereon.

Cllr Mrs Potheary asked for clarification.

The Chairman explained that North Dorset District Council is undertaking an exercise of reviewing its street naming and numbering procedures including developing a policy relating to this function, and as part of the exercise, an opportunity is being taken to clarify certain powers used by the Council in this respect.

The Chairman explained that the provision in question relates to securing arrangement to enable the District Council to ensure that the names of streets are placed in appropriate positions and this includes provision to enable the District Council to prosecute persons who deface or pull down any street name.

157. To receive information regarding Footpaths in Gillingham and make comments thereon.

A report submitted by the Footpath Liaison Officer, Mrs Sheila Messer, was circulated to members - Appendix A.

Cllr Mrs Potheary referred to Footpath No. 64/76 and expressed the importance of re-instating the footpath which offers a safe alternative for walkers wishing to walk between Bay Road and Bowridge Hill.

158. To receive a report from the Conservation Area Working Party and make comments thereon.

The Chairman informed members that a meeting had recently been held with a representative from Historic England. A meeting is being arranged with the Conservation Officer to discuss the necessary appraisals.

159. Matters pertinent to this meeting

There were no matters pertinent.

Closure. The meeting closed at 8.17pm

ROWLO Report

Footpath Problems

- Footpath N64/46 towards Madjeston became almost impassable last year due to maize crop. Workparty will cut back the field edge in May.
- Waymarkers now in good order on most paths. A few fingerposts in need of work. If the post is good and firm the Workparty can replace the sign. Work on posts must be done by Ranger service – these are being reported as they are noticed.
- There are a few rights of way including N64/7 and N64/8 at Huntingford, N64/64 off Wavering Lane, and N64/76 off Bay Road which have not existed on the ground for many years. These have been reported to DCC.
- Footpath N64/71 at Peacemarsh is being improved by Rangers and Workparty. It provides link from the crossing (about to be installed) to surgery and nursery.

Walkers are Welcome

- Three community groups worked on very overgrown section of bridleway to Motcombe in January. On January 16th Gillingham Footpath Workparty met with newly formed Motcombe Group and Jen Newman and three volunteers from the Countryside Rangers and cleared a long section that was almost impassable. The following weekend the North Dorset Ramblers completed the job. We plan to feature this route during the Walking Festival.
- “Walkers are Welcome” stickers are now being displayed by 23 pubs, cafes, restaurants and takeaways in and around Gillingham.
- New walking guides are now published and on sale at £3. Available from Town Hall Reception Community Office, Post Office and Riversmeet.
- I am continuing to liaise with Mike Coker at NDDC for noticeboard maps. Noticeboard at station is due to be installed very soon.
- Thirteen walks now confirmed for Walking Festival and we are starting to develop a programme of “fringe events” There is a farming theme emerging with visits to wild flower meadow at solar farm at Silton, the cider farm at Sandley and livestock farm at East Stour.

Stiles to Gates

- Our major project for 2016
- We are currently contacting landowners and now have agreement for 20+ sites. (We are planning for 30).
- Gates are sourced
- Liaising with Rangers regarding installation
- Work will be carried out once ground is dryer
- There will still be some stiles around Gillingham when project is complete. A few landowners have not given permission and there are number of other stiles on less used routes that have not been included.