



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 22nd February 2016** commencing at 8.36pm in The Jubilee Room, Town Hall, School Road, Gillingham.

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

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

146. To receive apologies for absence.

Apologies were received from Cllr S Joyce and Cllr D Griffin.

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

Cllr Mrs Hunt declared a personal interest in Planning Application 2/2016/0112/FUL as she is known to the applicant.

148. Planning Applications:

a. Application No: 2/2016/0165/HOUSE

Proposal: Erect 1 No. single storey rear extension.

Location: 18 Thurstin Way, Gillingham, Dorset, SP8 4FN

COMMENTS:

Cllr Mrs Beckley and Cllr Ms Baker stated that the proposed extension will be single storey and the angle will ensure that neighbouring properties will not be overlooked.

Cllr Walsh stated that in his opinion the proposals were not in keeping with the area and constituted an over development of the site.

Cllr Mrs Potheary expressed concerns over the proposal and stated that the proposed extension will dramatically increase the footprint of the property and reduce the size of the garden.

Cllr Mrs Beckley informed the meeting that she is known to the applicant and therefore she would abstain from voting.

RECOMMENDATION:

Cllr Ms Baker and Cllr Mrs Hunt recommended approval of the application.

148. Planning Applications continued:

Cllr Walsh recommended refusal of the application.

Four voting members abstained from voting.

Gillingham Town Council will submit a recommendation to North Dorset District Council that the application is approved.

b. Application No: 2/2016/0092/COU

Proposal: Change of use of Dental Surgery (D1) to dwelling (C3) (Retrospective).

Location: First floor above 5 And 6, The Centre, High Street, Gillingham, Dorset.

COMMENTS:

Cllr Ms Baker expressed her support for mixed use properties in the High Street and stated that she was supportive of dwellings on first floors. Cllr Ms Baker asked for clarification over the proposal for the ground floor entrance door.

The Chairman informed the meeting that the applicant has indicated that the entrance door will remain unchanged.

Cllr Mrs Pothecary stated that she supports first floor residential use within areas of primary shopping frontages.

The Chairman invited local resident, Mr Stiles to speak.

Mr Stiles informed the meeting that people have been seen smoking outside the property on the street and raised concerns over the lack of available outside space.

The Chairman invited local resident, Mr Herbie Light to speak.

Mr Light raised concerns that the application may set a precedence which will allow retail premises within High Streets to be changed to dwellings.

Cllr Ms Baker reassured Mr Light that planning policies are in place to prevent this from happening and explained that the application is for a dwelling on the first floor and ground floor premises will not be affected by the application.

RECOMMENDATION:

Five voting members recommended approval of the application.

Cllr Walsh recommended refusal of the application.

Cllr Frith abstained from voting as he had not had the opportunity to view the application.

c. Application No: 2/2016/0124/AGDWPA

Proposal: Change of use and conversion of 2 No. agricultural buildings into 2 No. dwellings (Class C3).

Location: Barn at Deer Leap Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QR

COMMENTS:

Ward councillor, Cllr Mrs Hunt expressed her concerns over the proposals and stated that in her opinion it is wrong to have dwellings within the farm yard of a working arable farm. Cllr Mrs Hunt reminded members that if approval is granted, there will be four dwellings in an area within open countryside, which will become a settlement rather than a farm.

Cllr Mrs Pothecary stated that something needs to be done to prevent any further development on the site and informed the meeting that she had raised her concerns with District Councillors.

148. Planning Applications continued:

The Chairman informed the meeting that a previous application had been submitted for a “Change of use of agricultural building to form 2 No. dwellings (Class C3)” and explained that the application (2/2015/0577/PMBPA) was refused by North Dorset District Council. The Chairman advised the meeting that an appeal was made by the applicant against the decision of North Dorset District Council and the appeal was dismissed.

Cllr Mrs Beckley informed members that the applicant had been required to produce a business plan prior to permission being granted for the farmhouse. Cllr Mrs Beckley reminded members that the business plan stated that there was a need for the farmhouse, as the applicant satisfied the criteria with regards to livestock. Cllr Mrs Beckley stated that she could see no evidence of livestock at the present time and stated that the farm is on a prominent, hilltop location within the Royal Forest Area which should be protected against development.

Cllr Walsh stated that the proposed location is outside of the settlement boundary and in open countryside but explained that there are different criteria under General Permitted Development.

RECOMMENDATION:

All voting members recommended refusal of the application for the following reasons:

- The relationship between the proposed dwellings and the existing buildings set around a working farm yard will result in unacceptable living conditions for the occupiers of the proposed dwellings and will make the change of use undesirable.
- The site is located outside of the settlement boundary in open countryside on a prominent hillside location. The proposed dwellings do not respect the character of the area and will have a detrimental effect on the landscape.
- The site falls within the Gillingham Royal Forest Project Area which should be protected against undesirable development.

All members agreed that should the case officer be mindful to approve the application then the application should be referred to the North Dorset District Council Development Management Committee.

d. Application No: 2/2016/0183/HOUSE

Proposal: Erect 1 No. two storey extension.

Location: 60 The Meadows, Gillingham, Dorset, SP8 4SP

COMMENTS:

Cllr Ms Baker stated that she could see no planning reasons to refuse the application.

Cllr Mrs Potheary asked if there had been any objections from neighbours.

The Chairman stated that at the present time, he was unaware of any objections.

Cllr Walsh raised concerns over the proposals and in particular the future maintenance of the boundary fence.

RECOMMENDATION:

Five voting members recommended approval of the application.

Cllr Walsh recommended refusal of the application.

Cllr Frith abstained from voting as he had not had the opportunity to view the application.

e. Application No: 2/2016/0112/FUL

Proposal: Erect agricultural barn and store. (Retrospective)

Location: Land at Bowridge Hill Farm, Bowridge Hill, Gillingham, Dorset.

148. Planning Applications continued:

COMMENTS:

Ward councillor, Cllr Mrs Hunt stated that as there are animals on site, there is a need for an agricultural barn and she could see no planning reasons why the application should be refused.

Cllr Mrs Beckley was concerned that the barn could be turned into a dwelling in the future.

Cllr Ms Baker informed the meeting that the building next to the agricultural barn will be dealt with under a separate application.

Cllr Mrs Potheary stated that she was surprised that the barn had been built without consent.

Cllr Mrs Potheary reminded members that this is a retrospective application, and, in the absence of a business plan to prove that there is a need, there is insufficient evidence to make an informed decision.

RECOMMENDATION:

Cllr Ms Baker and Cllr Mrs Hunt recommended approval of the application.

Four voting members recommended refusal of the application as insufficient information has been provided by the applicant and in the absence of a business plan the applicant is unable to provide sufficient evidence that there is a need for an agricultural barn on the site.

Cllr Mrs Beckley abstained from voting.

f. Application No: 2/2016/0132/HOUSE

Proposal: Erect 1 No. garage/store.

Location: Hine Villa, Shaftesbury Road, Gillingham, Dorset, SP8 4LL.

COMMENTS:

Cllr Mrs Potheary stated that the proposal is for a single store garage/store and neighbouring properties will not be overlooked.

RECOMMENDATION:

All members recommended approval of the application.

Closure. The meeting closed at 9.11pm.