



## GILLINGHAM TOWN COUNCIL

The Town Hall, School Road, Gillingham, Dorset SP8 4QR

# PLANNING COMMITTEE

## AGENDA

All members of the Planning Committee are summoned to a meeting on **Monday 12<sup>th</sup> June 2023**, at **The Council Chamber**, Town Hall, School Road, Gillingham, following the meeting of Full Council at 7.30pm.

*Julie Hawkins*

Julie Hawkins, Town Clerk

Issue Date: 5<sup>th</sup> June 2023

Please be aware that filming, photographing and recording may occur during the meeting. A designated area will be set aside for members of the public not actively participating in the meeting where there will be no filming or photographs taken.

**Press and Public** may join the meeting via MS Teams [Click here to join the meeting](#) or contact the Town Council (prior to the meeting during working hours) via email: [gtc@gillinghamdorset-tc.gov.uk](mailto:gtc@gillinghamdorset-tc.gov.uk) or see details our [website](#)

**All attendees should try to join the meeting at least 10 minutes prior to the start of the meeting.**

1. Public Participation. Please note: a period up to a maximum of fifteen minutes will be allowed for public comments and questions restricted to items listed on the following agenda.
2. To receive and accept apologies for absence.
3. To receive any questions pertaining to the previous meeting.

4. To approve the minutes as a true and accurate record of the Planning Committee meetings held on Tuesday 9<sup>th</sup> May 2023 and the interim meetings on Monday 22<sup>nd</sup> May 2023.
5. To receive declarations of interest. Please note: members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests.
6. To receive Decision Notices for planning applications from Dorset Council:
  - a) **Application No:** P/FUL/2023/01775  
**Location:** Neals Yard Remedies Ltd, Peacemarsh Road, Gillingham, Dorset, SP8 4EU  
**Proposal:** Installation of a balancing tank with mixer, to mix toiletries/cosmetic waste water and chemicals from the cleaning process, before discharging to the main sewers  
**Decision:** Granted
  - b) **Application No:** P/FUL/2023/01865  
**Location:** Hunters Lodge, Sherborne Causeway, Shaftesbury, SP7 9PY  
**Proposal:** Change of use of building and land to residential curtilage associated with Hunters Lodge  
**Decision:** Granted
  - c) **Application No:** P/NMA/2023/02237  
**Location:** Orchard View Access to Cottages off Moor Lane, Langham, Dorset, SP8 5NX  
**Proposal:** Non-material amendment for changes to the internal layout, windows and doors, and use of outbuilding as garage, garden store, dry store and additional accommodation, to Planning Permission No. P/HOU/2021/05301 (demolition of existing and erection of replacement outbuilding for use as office, studio and additional accommodation).  
**Decision:** Granted
  - d) **Application No:** P/HOU/2023/01895  
**Location:** 10 Prospect Close, Gillingham, SP8 4NZ  
**Proposal:** Installation of air source heat pump at ground level adjacent to east side boundary wall.  
**Decision:** Granted
  - e) **Application No:** P/HOU/2023/02041  
**Location:** 19 Avondale Gardens, Gillingham, Dorset, SP8 4RW  
**Proposal:** Erect single storey side and rear extensions.  
**Decision:** Granted
  - f) **Application No:** P/HOU/2023/00812  
**Location:** 7 New Road, Shaftesbury, SP7 8QW  
**Proposal:** Erection of Replacement Garage  
**Decision:** Granted

- g) Application No:** P/CLE/2023/01958  
**Location:** Littlewood, Shaftesbury Road, Gillingham, Dorset, SP8 4LL  
**Proposal:** Use of land for single storey rear garden room/study extension on existing dwelling house finished and used for period in excess of 4 years.  
**Decision:** Granted
- h) Application No:** P/NMA/2023/01566  
**Location:** West of Shaftesbury Road, at Land South of Gillingham, Shaftesbury Road, Gillingham  
**Proposal:** Non material amendment - To amend the approved access plan to include a 3m cycleway replacing a 2m footway and the addition of a maintenance bay to outline consent 2/2018/0036/OUT (Develop land by construction of an urban extension to the south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092). The urban extension would comprise of up to 961 dwellings, up to 2,642 sq.m in a new local centre providing retail, community, health, and leisure uses, new and enhanced pedestrian/cycle routes, open spaces, roads, car parking and vehicular access. To include all ancillary works and associated infrastructure.)  
**Decision:** Granted
- i) Application No:** P/VOC/2023/01213  
**Location:** Land to the south east of Lodden Lakes, New Road, Gillingham  
**Proposal:** Develop land by the erection of up to 115 no. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space (variation of condition 2 of planning permission P/RES/2022/00263 to amend layout plans with revised access arrangements, house type elevations and apartment building)  
**Decision:** Granted

7. To receive and consider planning applications, as follows:

- a) Application No:** [P/FUL/2023/02773](#)  
**Location:** The Old Brewery, Wyke Road, Gillingham, SP8 4NW  
**Proposal:** Change of use of the site for a café, retail & community use, including amended opening hours.
- b) Application No:** [P/RES/2023/02376](#)  
**Location:** West of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham.  
**Proposal:** Erect 34 No. dwellings (including show homes / sales area) and associated infrastructure including formal and informal public open space, following the grant of Outline Planning Permission No. 2/2018/0036/OUT. (Reserved Matters application to determine access, appearance, landscaping, layout and scale).
- c) Application No:** [P/FUL/2023/02673](#)  
**Location:** Bugley Cottage, Bugley Stud, Bugley Road, Gillingham, Dorset, SP8 5RD  
**Proposal:** Change of use & conversion of existing stable buildings to 1no. dwelling house with associated works including a new access track.

**d) Application No:** [P/HOU/2023/02856](#)

**Location:** 1 Tudor Court Gillingham SP8 4TF

**Proposal:** Render over exist brickwork on all elevations.

**e) Application No:** P/FUL/2023/02070

**Location:** Land at E 379690 N 127875 Milton-on-Stour to Wavering Lane - Road, Milton-on-Stour.

**Proposal:** Erection of an Agricultural building for general, agricultural purpose

8. To review and adopt the Planning Committee Protocol Document.
9. To receive and consider reports from sub-committees and task and finish groups, as follows:
  - a) Developer Engagement Advisory Panel
  - b) Neighbourhood Plan Sub-committee
  - c) Gillingham Conservation Area Appraisal Task and Finish Group
  - d) Masterplan for the Employment Areas of the Southern Extension Task and Finish Group
10. To receive, consider and approve the Terms of Reference for the following sub-committees and task and finish groups reporting to the Planning Committee:
  - a) Developer Engagement Advisory Panel
  - b) Neighbourhood Plan Sub-committee
  - c) Gillingham Conservation Area Appraisal Task and Finish Group
  - d) Masterplan for the Employment Areas of the Southern Extension Task and Finish Group
11. To consider and agree membership of Sub-committees and Task and Finish Groups reporting to the Planning Committee.
12. To receive matters pertinent to this meeting. Please note: Members are advised that inclusion of any item is at the Chairman's discretion and that a council cannot lawfully decide upon any matter which is not specified in the summons (agenda).

**Attached:**

**Agenda Item No. 7** - PowerPoint presentation

**Agenda Item No. 8** - Draft Planning Committee Protocol Document

**Agenda Item No. 9d** - Masterplan for the Employment Areas of the Southern Extension Task and Finish Group

**Agenda Item No. 10a** – Draft TOR Developer Engagement Advisory Panel

**Agenda Item No. 10b** – Draft TOR Neighbourhood Plan Sub-committee

**Agenda Item No. 10c** – Draft TOR Gillingham Conservation Area Appraisal Task and Finish Group

**Agenda Item No. 11** - Draft membership list of Sub-committees and Task and Finish Groups

**Planning Applications are available to view online at:**

**<https://planning.dorsetcouncil.gov.uk/disclaimer.aspx?returnURL=%2f>**

**Members are required to familiarise themselves with the applications the week prior to the meeting. If additional information is required, please contact the Town Clerk by 12 noon, on the Friday prior to the meeting.**