



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on **Monday 9th January 2023** at The Town Hall, School Road, Gillingham, commencing at 8.05pm.

Members Present:

Cllr Rupert Evill, Deputy Chairman
Cllr Fiona Cullen
Cllr Sharon Cullingford
Cllr John Kilcourse
Cllr Sarah Snook

Cllr Donna Toye
Cllr Barry von Clemens
Cllr Mark Walden
Cllr Roger Weeks

In attendance:

Julie Hawkins, Town Clerk
Serena Burgess, Projects & HR Admin Officer

The following joined the meeting via MS Teams:

Michael Streeter, Gillingham and Shaftesbury News

314. 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.

There was no public participation.

315. To receive and accept apologies for absence

It was agreed and **RESOLVED** to accept the apologies received from Cllr Ashfield, Cllr Frith and Cllr Potheary who were unable to attend for personal reasons.

316. To receive any questions pertaining to the previous meeting.

There were no questions.

317. To approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday 12th December 2023.

It was agreed and **RESOLVED** to approve the minutes as a true and accurate record of the Planning Committee meetings held on Monday 12th December 2022.

318. 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

There were no declarations of interest.

319. To receive decision notices for planning applications from Dorset Council.

- a) **Application No:** 2/HOU/2022/07139
Proposal:. Erect Single Storey Side Extension
Location: 8 Common Mead Avenue, Gillingham, SP8 4NB
Decision: Approved
- b) **Application No:** 2/ADV/2022/05420
Proposal:. Display 2no. non-illuminated totem signs
Location: Land at E 382085 N 125405 Shaftesbury Road, Gillingham
Decision: Approved
- c) **Application No:** 2/NMA/2022/06547
Proposal:. Non material amendment for change of material from rockpanel cladding to cedar cladding to planning permission P/FUL/2021/05756 (Remove existing cladding and replace with insulated cladding.)
Location: Fern Brook Lodge (Gillingham Grange), Fern Brook Lane, Gillingham, SP8 4QD
Decision: Approved
- d) **Application No:** 2/VOC/2022/05120
Proposal:. Installation and operation of a solar farm and associated infrastructure, including PV solar panels, mounting frames, inverters, transformers and fencing (with variation of condition 6 of planning permission 2/2012/1042/PLNG to allow for the removal of a section of hedge to improve the road visibility when exiting the site)
Location: Slaughtergate Farm Solar Park, Gillingham, Dorset SP8 5NH
Decision: Approved
- e) **Application No:** 2/VOC/2022/06529
Proposal:. Develop land by the erection of up to 80 No. dwellings, form vehicular access, associated open space and infrastructure. (Outline application to determine access) (with variation of condition 4 of planning permission P/OUT/2021/04019 to amend approved access)
Location: Land north of Common Mead Lane, Gillingham
Decision: Approved
- f) **Application No:** 2/FUL/2022/06326
Proposal:. Change of use of building from entertainment space to office Use class E(g)(i) of the GPDO (As amended).
Location: 23 Brickfields Business Park, Gillingham, Dorset SP8 4PX
Decision: Approved

- g) **Application No:** 2/FUL/2022/06116
Proposal: Proposed change of use of building from Use Class E to auction house (Sui generis)
Location: Chester Jefferies Ltd, Buckingham Road, Gillingham, SP8 4QE
Decision: Approved
- h) **Application No:** 2/HOU/2022/06476
Proposal: Erect Timber Garden Room
Location: Nation, Nations Road, Bugley, Gillingham, SP8 5RB
Decision: Approved
- i) **Application No:** 2/HOU/2022/05659
Proposal: Change of use of the first floor to form 1 no. dwelling with ground floor access (use class C3)
Location: Donkeys and Shetlands Last Home Rescue, High Street, Gillingham, SP8 4QT
Decision: Approved
- j) **Application No:** 2/HOU/2022/03882
Proposal: Insertion of two windows
Location: Bainley House, Gillingham, Dorset SP8 5PD
Decision: Approved
- k) **Application No:** 2/LBC/2022/03883
Proposal: Insertion of two windows
Location: Bainley House, Gillingham, Dorset SP8 5PD
Decision: Approved
- l) **Application No:** 2/FUL/2022/00601
Proposal: Change of use and conversion of existing building to create 3 No. dwellings and erect 1 No. additional dwelling to create 4 in total. Alter existing pedestrian access.
Location: Endcot, Station Road, Gillingham, SP8 4PY
Decision: Approved
- m) **Application No:** 2/FUL/2022/03709
Proposal: Erect 5 No.dwellings with garages, form new vehicular and pedestrian access and block in existing access. Create estate road and associated infrastructure. Erect 1 No. detached cafe and 1 No. detached workshop with parking.
Location: Plant World Nurseries, Kendall Lane Milton-on-Stour, Dorset SP8 5QA
Decision: Withdrawn

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

a) **Application No:** [PL/2022/08186](#) (Wiltshire Council)

Proposal: Extension to existing Gypsy and Traveller site with 10 additional pitches, each pitch to consist of 1 Mobile Home, 1 Touring caravan and parking

Location: The Stables, Mapperton Hill, Mere, BA12 6LH

It was agreed and **RESOLVED** that Gillingham Town Council has no comments regarding Planning Application no. PL/2022/08186.

Cllr Cullingford abstained from voting.

b) **Application No:** [P/FUL/2022/02397](#)

Proposal: Demolition of existing former co-op store & redevelopment of the site to provide 42no. residential units, comprising 4no. houses (C3), 30no. apartments (C3) and 8no. assisted living apartments (C2), 83sqm of commercial space (Class E) allotments, landscaping & other associated works.

Location: Former Coop Store and Car Park, High Street, Gillingham SP8 4AG

Councillors expressed their concerns over the proposed development which is situated in a prominent position on Gillingham High Street. Members asked if the group known as 'Gillingham Deserves Better' had commented on the application. The Mayor stated that she was unaware of any comments from the group regarding this application.

It was noted that sustainable travel options have been considered by the applicant and the proposals include cycle storage for both residents and visitors which have been designed in accordance with the principles of the Manual for Streets, 2007.

Following consideration of the amended application, it was agreed that the town council's previous objections still stand.

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2022/02397 for the following reasons:

- Members note that the applicant has stated that the development cannot viably provide a contribution towards Affordable Housing; however, the North Dorset Local Plan Part 1 Policy 8 and the revised National Planning Policy Framework sets out that affordable housing should be sought from major developments, the qualifying threshold being 10 dwellings or more. The North Dorset Local Plan requires developments to contribute towards the provision of affordable housing. This proposed development should bring forward a policy compliant level of affordable housing being 25%, and within this provision there should be an inclusion of 70% rented and 30% shared ownership.
- There will be an inadequate number of parking spaces for the number of proposed residential units which will result in an overspill of parking in neighbouring roads.

- There are only 6 electric vehicle charging points which is considered to be an inadequate number.
- The proposal fails to provide the required parking of 1 space per 20m² retail floor space plus 1 per 100m² for staff which is contrary to Policy 23 of the North Dorset Local Plan.
- The proposal will result in an increase of traffic and an increased danger to highway users at Buckingham Road, which is not considered suitable as an access road. Buckingham Road is no wider than 4.8m, with cars regularly parked along its southern side restricting its width further and there is no adopted turning head. In addition, the available visibility at the junction with Station Road is considered to be sub-standard to the north. The proposals will result in increased pedestrian movements along Buckingham Road increasing the likelihood of potential conflict due to the narrow and uneven footway that runs along the northern side.
- The proposed development is out of scale with its surroundings and will have a poor relationship with neighbouring properties. The size and scale will have an overbearing, overshadowing and damaging effect on the neighbouring properties.
- The design of the modern block is unsympathetic to the neighbouring properties in Buckingham Road. Therefore, the application is contrary to Policy 24 and 25 of the North Dorset Local Plan Part One and to the aims of the National Planning Policy Framework.
- The proposal will result in the loss of Primary Shopping Frontage which is contrary to Policy 12 of the North Dorset Local Plan Part One and Policy 7 of the Gillingham Neighbourhood Plan which states that the loss of retail outlets to residential use on the ground floor in areas of primary and secondary shopping frontages will be resisted.

It was agreed and **RESOLVED** that if the Case Officer is mindful to approve the application, the application should be considered by the Dorset Council Northern Area Planning Committee.

c) Application No: [P/HOU/2022/07882](#)

Proposal: Remove front and side conservatories. Erect single storey front and side extensions

Location: Winridge Cottage, Martins Lane to Post Office Lane – Road, Milton-on-Stour, SP8 5PZ

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/07882 as the proposed extensions will be more energy efficient than the existing conservatories and there is adequate space to accommodate them.

d) Application No: [P/FUL/2022/06096](#)

Location: 1 and 2 Rope Cottages, Mapperton Hill, Milton-on-Stour, Dorset, SP8 5QG

Proposal: Reinstatement of a single dwelling from existing two cottages. Erect single storey extension

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2022/06096 subject to the conditions recommended by the Highways Authority and Dorset Council Natural Environment Team (NET).

Cllr Cullen abstained from voting.

321. To receive and consider reports from Sub-committees and Task and Finish Groups (if available)

a) Developer Engagement Panel

No meeting has taken place.

b) Neighbourhood Plan

Cllr Cullingford, Lead member, informed members that work is ongoing and a meeting will be arranged shortly.

322. To receive notification that the provisional Tree Preservation Order TPO/2022/0077, at 16 Campion Close, Gillingham, SP8 4UG was confirmed without modification under delegated powers on the 14 December 2022.

The information was noted.

323. To receive matters pertinent to this meeting.

The meeting closed at 8.41pm