



## GILLINGHAM TOWN COUNCIL

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# PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday 10<sup>th</sup> February 2020**, at 7.30pm in the Council Chamber, Town Hall, Gillingham, Dorset.

## Members Present

Cllr Val Potheary (Chairman)	Cllr Rupert Evill (Deputy Chairman)
Cllr Barry von Clemens	Cllr John Kilcourse
Cllr Alan Frith	Cllr John Robinson
Cllr Mike Gould	Cllr Roger Weeks
Cllr Dennis Griffin	

## Non-members Present

None

## In Attendance

Deputy Town Clerk: Clare Ratcliffe

## Press and Public

Press: There were no members of the press present.

Public: There were 7 members of the public present.

## Minute No

### 124. To receive apologies for absence.

It was agreed and **RESOLVED** that the apologies for absence received from Cllr Cullingford, Cllr Harris and Cllr Wareham are accepted.

### 125. To approve the minutes of the meeting held on Monday 13<sup>th</sup> January 2020 and the interim meeting held on Tuesday, 27<sup>th</sup> January 2020.

It was agreed and **RESOLVED** to approve the minutes of the meeting held on 13<sup>th</sup> January 2020 and the interim meeting held on Tuesday, 27<sup>th</sup> January 2020.

### 126. To receive questions pertaining to the previous meeting.

There were no questions.

### 127. 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 disclosable pecuniary interests. Cllr Griffin declared a personal interest in Planning Application No. 2/2019/1820/FUL as he is known to the applicant.

<b>128.</b>	<b>To receive Decision Notices for planning applications from Dorset Council, as follows:</b>
<b>a.</b>	<p><b>Application No:</b> 2/2019/1248/FUL  <b>Proposal:</b> Change of use of land to form an extension to the garden and erect summerhouse (retrospective).  <b>Location:</b> Brooklands, Brewery Lane, Gillingham, SP8 4NN  <b>Approved</b></p> <p>Members expressed their disappointment in the decision made by Dorset Council as the proposed extension of the residential curtilage is considered by members of the town council to be contrary to Policy 28 of the North Dorset Local Plan Part 1, in particular, Para 10.144. which states: <i>'The encroachment of domestic gardens into open countryside (and their associated structures such as sheds, greenhouses, washing lines etc.) can have a significant impact on the rural landscape. Any development associated with an existing dwelling in the countryside should therefore take place within the existing residential curtilage. The proposed extension of an existing residential curtilage into the countryside will not be permitted'.</i></p>
<b>b.</b>	<p><b>Application No:</b> 2/2019/0559/FUL  <b>Proposal:</b> Demolish existing garage and workshop. Erect 4 No. dwellings and provide parking and carport.  <b>Location:</b> Forge Garage, Back Lane, Milton-on-Stour, SP8 5PZ  <b>Approved</b></p>
<b>129.</b>	<b>To receive and consider planning applications, as follows:</b>
<b>a.</b>	<p><b>Application No:</b> 2/2019/1426/FUL (Amended Application)  <b>Proposal:</b> Erect 4 No. dwellings and garages, form new vehicular and pedestrian access. Demolish existing barns.  <b>Location:</b> Horkesley Hall Farm, Common Mead Lane, Gillingham, SP8 4RE</p> <p>It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> for amended planning application no. 2/2019/1426/FUL as the amendments, as presented, have resulted in an improvement to the layout and design of the proposed development, which is now considered to be well-screened, well-spaced and sustainable.</p>
<b>b.</b>	<p><b>Application No:</b> 2/2019/1623/HOUSE  <b>Proposal:</b> Erect two storey rear extension.  <b>Location:</b> Lower Bowridge Hill Farm, Bowridge Hill, Gillingham, Dorset SP8 5QS</p> <p>It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> for planning application no. 2/2019/1623/HOUSE as the proposed extension will improve and enhance the dwelling; however, members request that good quality stone is used in the construction to ensure the proposed extension is built in character with the existing listed building.</p>
<b>c.</b>	<p><b>Application No:</b> 2/2019/1624/LBC  <b>Proposal:</b> Erect two storey rear extension and carry out associated internal and external alterations.  <b>Location:</b> Lower Bowridge Hill Farm, Bowridge Hill, Gillingham, Dorset SP8 5QS</p> <p>It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> for Listed Building Consent Application no. 2/2019/1624/LBC as the proposed extension will improve and enhance the dwelling; however, members request that good quality stone is used in the construction to ensure the proposed extension is built in character with the existing listed building.</p>

<b>d.</b>	<b>Application No:</b> 2/2020/0013/HOUSE <b>Proposal:</b> Erect two storey extension including external alterations, windows and doors (demolish existing porch). <b>Location:</b> Bugley Court, Kine Bush Lane, Gillingham, Dorset SP8 5RA
	It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> for planning application no. 2/2020/0013/HOUSE as the proposals are of a sympathetically design and will not be detrimental to the existing building.
<b>e.</b>	<b>Application No:</b> 2/2020/0036/FUL <b>Proposal:</b> Change of use from agricultural land to create additional car parking area for 18 No. vehicles and create footpath. <b>Location:</b> Football and Supporters Club, Hardings Lane, Gillingham, Dorset SP8 4HX
	It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> for planning application no. 2/2020/0036/FUL as members are aware of the need for additional parking at this community facility.
<b>f.</b>	<b>Application No:</b> 2/2020/0080/HOUSE <b>Proposal:</b> Erect single storey side extension. <b>Location:</b> 8 Yalbury Wood Way, Gillingham, SP8 4GR
	It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> for planning application no. 2/2020/0080/HOUSE as the proposed extension fits in well and will not be detrimental to the existing dwelling.
<b>g.</b>	<b>Application No:</b> 2/2019/1820/FUL <b>Proposal:</b> Erect 1 No. dwelling (demolish existing agricultural building). <b>Location:</b> Bowridge Hill Farm, Bowridge Hill, Gillingham, Dorset SP8 5QS
	It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> for planning application no. 2/2019/1820/FUL for the following reasons: <ul style="list-style-type: none"> <li>the proposed dwelling will not be detrimental to the existing building;</li> <li>the design will be in keeping with the character of the existing adjacent buildings, and</li> <li>measures have been incorporated to ensure that energy consumption is kept to a minimum.</li> </ul>
<b>130.</b>	<b>To receive and consider information regarding Rights of Way in Gillingham.</b>
	There was nothing to report.
<b>131.</b>	<b>To receive matters pertinent to this meeting. <u>Please note:</u> 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).</b>
<b>a.</b>	Cllr Frith referred to the Solar Farm at Slaughtergate and expressed his disappointment at the current condition of the hedge. Cllr Frith asked if there was a screening condition attached to the planning permission. Cllr Potheary stated that she would investigate the matter further.
<p>There being no other business on the agenda, the meeting closed at 8.22pm.</p> <p><b>Signed:</b> _____ <b>Date:</b> 9<sup>th</sup> March 2020</p> <p><b>Chairman of Planning Committee, Cllr Val Potheary</b></p> <p><b>PLEASE NOTE:</b> These minutes appear as draft minutes until reviewed and ratified by Full Council.</p>	