



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

MINUTES – 11 March 2024

Minutes of the Planning meeting held on **Monday 11 March 2024** at The Town Hall, Gillingham, commencing at 7.30pm.

Present:

Cllr Val Pothecary, Chairman
Cllr Rupert Evill, Deputy Chairman
Cllr Graham Bashford
Cllr Fiona Cullen
Cllr Alan Frith

Cllr John Kilcourse
Cllr Sarah Snook
Cllr Barry von Clemens
Cllr David Walsh
Cllr Roger Weeks

In attendance:

Julie Hawkins, Town Clerk

Press and Public:

3 members of the public were in attendance.

Via MS Teams:

Jill Ezzard, Assistant Town Clerk
Michael Streeter, Gillingham and Shaftesbury News
1 member of the public

735. 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.

736. To receive and accept apologies for absence.

It was agreed and **RESOLVED** to accept the apologies received from Cllr Sharon Cullingford and Cllr Mark Walden who were unable to attend for personal reasons.

737. 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.

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

There were no questions pertaining to the previous meeting.

739. To approve the minutes as a true and accurate record of the Planning Committee meetings held on Monday 12th February and Monday 26th February 2024.

It was agreed and **RESOLVED** that the minutes of the planning meetings held on Monday 12th February 2024 and Monday 26th February 2024 are approved.

740. To receive Decision Notices for planning applications from Dorset Council:

- a) **Application No:** P/HOU/2023/03623
Proposal: Erect Single Storey Rear Extension
Location: 8 Lodbourne Green, Gillingham, SP8 4EH
Granted
- b) **Application No:** P/FUL/2023/07326
Proposal: Change of use of existing training room into ancillary residential accommodation & conversion of adjoining hay barn to form utility/storage space
Location: The Old Dairy, Milton-on-Stour, Dorset SP8 5PX
Granted
- c) **Application No:** P/FUL/2023/06311
Proposal: Carry out internal and external alterations to facilitate conversion of barn
Location: The Old Dairy, Milton-on-Stour to Wavering Lane – Road, Milton-on-Stour, Dorset SP8 5PX
Granted
- d) **Application No:** P/FUL/2023/07403
Proposal: Convert existing dwelling into 2 No. dwellings. Erect 1 No. dwelling, bike / bin store, replacement gate piers and form parking.
Location: The Cottage, Peacemarsh Road, Gillingham, SP8 4HB
Granted
- e) **Application No:** P/FUL/2023/06303
Proposal: Erection of an agricultural building for agricultural storage
Location: Land At E 379690 N 127875, Milton-on-Stour to Wavering Lane - Road Milton-on- Stour
Refused
- f) **Application No:** P/FUL/2023/07473
Proposal: Change of use & conversion of storage barn into 1no. dwelling with external alterations, garage extension & formation of new access
Location: Lower Langham Barn, Langham Lane, Gillingham, Dorset SP8 5NU
Withdrawn

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

a) Application No: [P/FUL/2024/00767](#)

Proposal: Erection of 2 no. dwellings including access, landscaping & associated works.

Location: Colesbrook Farm, Purns Mill Lane, Colesbrook, SP8 4HJ

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2024/00767 for the following reasons:

- The site is situated outside of the defined settlement boundary as designated within the adopted North Dorset Local Plan Part 1 and therefore the application is classed as development in open countryside.
- There is insufficient evidence to support an overriding need for the proposed dwellings to be situated outside of the settlement boundary and therefore the application is contrary to Policies 2 and 17 of the North Dorset Local Plan.
- The size and design of the proposed dwellings are considered to be too large and out of character with the Colesbrook Conservation Area.
- The proposal is considered to be an overdevelopment of the site with inadequate spaciousness of property plots, which in turn will have a detrimental effect on the associated rural views that spaciousness allows.
- The proposed dwellings do not enhance the character and appearance of Colesbrook or the setting of the Conservation Area.

b) Application No: [P/FUL/2024/00839](#)

Proposal: Conversion and change of use of redundant agricultural buildings to 2 No. Dwellings. Retain 6 No. parking spaces and turning area.

Location: Agricultural Building at Paddock Farm, Bowridge Hill, Gillingham, SP8 5QS

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2024/00839; however, members request that consideration is given to a condition, such as the use of anti-reflective glass and the requirement for screening, in order to help reduce light pollution in accordance with Policy 22 of the Gillingham Neighbourhood Plan which designates Bowridge Hill as a visually sensitive area.

c) Application No: [P/LBC/2024/00990](#)

Proposal: Carry out internal alterations to facilitate conversion to 1 no. dwelling.

Location: Blackmore Vale House, Newbury, Gillingham, SP8 4QJ

It was agreed and **RESOLVED** to recommend approval of Planning Application P/LBA/2024/00990 subject to approval by the Conservation Officer.

d) Application No: [P/PAAC/2024/01077](#)

Proposal: Change of use and conversion of agricultural barn to 1 no. dwelling (Use Class C3).

Location: Barn, Kendalls Farm, Kendall Lane, Milton-on-Stour

It was agreed and **RESOLVED** to recommend approval of Planning Application P/PAAC/2024/01077 as there will be very little alteration to the existing structure and the proposed conversion will not be harmful to Milton-on-Stour.

742. To receive and consider reports from sub-committees and task and finish groups, as follows:

a) Neighbourhood Plan Sub-committee

There has been no meeting.

b) Gillingham Conservation Area Appraisal Task and Finish Group

There has been no meeting.

c) Developer Engagement Advisory Panel

There has been no meeting.

743. To receive matters pertinent to this meeting

- a)** The Town Clerk informed members that the Town Council had received notification of the following tree application for information purposes only.

Application no: P/TRC/2024/01200

Proposal: T1 – Ash – Fell

Location: Bishops Cottage, Peacemarsh Road to Bowridge Hill Lane, Colesbrook, Dorset, SP8 4HH

- b)** The Town Clerk informed members that that Town Council has been notified of an application for the review of a premises licence under the Licensing Act 2003 for The Wine Bar (Rockies Bar), Queen Street, Gillingham. Further information is available on the Dorset Council website via the link below:

[View and comment on licence applications - Dorset Council](#)

Any representations must be received by 1 April 2024.

Closure: The meeting closed at 8pm.