



GILLINGHAM TOWN COUNCIL

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PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday 11th May 2020**, at 7.30pm. The meeting was held remotely using appropriate technology, in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 ("the 2020 Regulations") which came in to force on 4 April 2020.

Members Present

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

Non-members Present

Cllr Graham Poulter

In Attendance

Town Clerk: Julie Hawkins

Press and Public

Press: Michael Street, Gillingham and Shaftesbury News

Public: There were 7 members of the public present.

Minute No

153.	To receive apologies for absence.
	It was agreed and RESOLVED that the apologies for absence received from Cllr Wareham are accepted.
154.	To approve the minutes of the meeting held on Monday 14th April 2020.
	It was agreed and RESOLVED to approve the minutes of the meeting held on 14 th April 2020.
155.	To receive questions pertaining to the previous meeting.
	There were no questions.
156.	To receive declarations of interest. <u>Please note:</u> members are required to comply with the requirements of the Localism Act 2011, section 27, disclosable pecuniary interests.
	There were no disclosable pecuniary interests.

157.	To receive Decision Notices for planning applications from Dorset Council, as follows:
a.	Application No: 2/2019/1305/FUL Proposal: Remove and replace existing windows Location: 57-62 Addison Close, 3 - 5 Lodden View, 74-81 The Meadows, Gillingham Dorset SP8 4JS Approved
b.	Application No: 2/2020/0024/FUL Proposal: Erect 1 No. dwelling and form 2 No. parking spaces, (demolish existing garage and container). Location: Land Off Buckingham Road, Buckingham Road, Gillingham, Dorset Refused
c.	Application No: 2/2020/0305/HOUSE Proposal: Erection of porch and two storey side and rear extensions Location: Bramley Farm, Langham Lane, Gillingham, Dorset SP8 5NT Approved
d.	Application No: 2/2020/0155/FUL Proposal: Erect 1 No. dwelling, 1 No. detached open fronted garage and create parking spaces. Install air source heat pump and bin storage Location: Copper Coin, Shaftesbury Road, Gillingham, SP8 4LP Refused
158.	To receive and consider planning applications, as follows:
a.	Application No: 2/2020/0399/HOUSE Proposal: Erection of single storey rear and side extensions Location: 2 Briar Close, Gillingham, SP8 4SS
	<p>It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0399/HOUSE for the following reasons:</p> <ul style="list-style-type: none"> • the proposal will enhance the property; • there is adequate space; • there will be no overlooking, and • the garage will be retained.
b.	Application No: 2/2020/0479/FUL Proposal: Create new access to the Hotel Location: Milton Lodge Hotel, Mapperton Hill to Milton-on-Stour Road, Milton-on-Stour, SP8 5QD
	<p>The applicant, two local residents and the Ward Councillor for Milton-on-Stour were invited to speak.</p> <p>During consideration of the application councillors considered the following concerns:</p> <ul style="list-style-type: none"> • an increase in danger to highway users particularly as there is currently no pavement along Post Office Road; • the wrap-around design of the proposed drive may not enhance or improve the parkland scene in which Milton Lodge sits; • light pollution and noise pollution which could have an adverse effect on the residential dwellings opposite the proposed access; • the loss of the hedgerow and the potential damage to a large Horse Chestnut Tree; • the detrimental impact to wildlife habitat, and • the accuracy of the application including details of ownership, watercourse and the position of the existing car park.

	<p>Members also considered the following benefits of the application:</p> <ul style="list-style-type: none"> the two existing accesses cannot safely accommodate the anticipated additional traffic and the proposed new access will improve highway safety; the application will enable a new business to establish which will bring economic benefits to the area. <p>When put to the vote, five (5) voting members recommended refusal of the application and five (5) voting members recommended approval of the application. The Chairman, Cllr Mrs Potheary abstained from voting as she is a member of the Dorset Council Planning Committee.</p> <p>The vote was inconclusive and therefore Gillingham Town Council is unable to submit a comment or recommendation for the application no. 2/2020/0479/FUL.</p>
c.	<p>Application No: 2/2020/0452/LBC Proposal: Remove and replace 6 No. windows and carry out associated external alterations (regularisation of works). Location: The Mill House, High Street, Gillingham, SP8 4AH</p>
	<p>It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0452/LBC for the following reasons:</p> <ul style="list-style-type: none"> The proposal is a like for like replacement The proposal will improve heat retention, environmental impact and carbon footprint.
d.	<p>Application No: 2/2020/0332/FUL Proposal: Demolish existing portal frame barn and erect 1no detached dwelling Location: Barn at Langham Lane, Gillingham, Dorset</p>
	<p>It was agreed and RESOLVED to recommend refusal of Application No. 2/2020/0332/FUL for the following reason:</p> <ul style="list-style-type: none"> the site is outside the settlement boundary where development for residential purposes would not normally be allowed; the proposed dwelling will create harmful light pollution which will have a detrimental impact on the character and appearance of the rural area; the scale and size of the proposed dwelling is larger than the footprint of the barn, it will be more prominent in the landscape, and will have a negative impact on the character and appearance of the area.
e.	<p>Application No: 2/2020/0461/LBC Proposal: Remove and replace existing UPVC windows and carry out all internal and external alterations in association with this. Location: Rawson Court, High Street, Gillingham Dorset</p>
	<p>It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0461/LBC for the following reasons:</p> <ul style="list-style-type: none"> The proposal is a like for like replacement The proposal will improve heat retention, environmental impact and carbon footprint.

f.	<p>Application No: 2/2020/0340/FUL</p> <p>Proposal: Siting of 1no. mobile home with residential curtilage and two parking spaces (Retrospective)</p> <p>Location: Eccliffe Equestrian, Presthayes Farm, Dunns Lane, Eccliffe, Gillingham ,Dorset SP8 5RE</p>
	It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0340/FUL as the mobile home provides staff accommodation necessary for the successful operation of the business, which in turn contributes towards the local economy.
g.	<p>Application No: 2/2020/0337/FUL</p> <p>Proposal: Siting of 1 no. mobile home to provide staff living accommodation, and form 2 No. parking spaces (Retrospective)</p> <p>Location: Eccliffe Equestrian, Presthayes Farm, Dunns Lane, Eccliffe, Gillingham, Dorset SP8 5RE</p>
	It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0337/FUL as the mobile home provides staff accommodation necessary for the successful operation of the business, which in turn contributes towards the local economy.
159.	To receive and consider information regarding Rights of Way in Gillingham.
	The Town Clerk referred to Planning Application No. 2/2020/0379/FUL, the construction of a Principal Street, and informed the meeting that a response had been received to the comments made by Gillingham Town Council. The Town Clerk stated that in the professional opinion of the transport experts, it is not considered necessary to provide pedestrian refuges where the road crosses footpaths. Please see APPENDIX A, response from Mr Paul Hanham, Dorset Council Highways Department.
160.	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).
a.	<p>The Town Clerk informed the meeting that the Dorset Council Northern Area Planning Committee will take place on Thursday 14th May where members will consider the Following applications:</p> <ul style="list-style-type: none"> • Application No. 2/2018/0036/OUT - Land West of Shaftesbury Road, South of Gillingham; • Application No. 2/2018/0077/OUT – Land at Park Farm, Gillingham, and • Gillingham Road and Transport Improvements. <p>Further information is available on the Dorset Council website via the following link: https://moderngov.dorsetcouncil.gov.uk/ieListDocuments.aspx?CId=428&MId=4275&Ver=4</p>
There being no other business on the agenda, the meeting closed at 8.47pm.	
<p>Signed: _____ Date: 8th June 2020</p> <p>Chairman of Planning Committee, Cllr Val Potheary</p>	
PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.	

**Response to Gillingham Town Council's planning comment
requesting pedestrian refuges on the line of the public footpaths crossing the development.
Author: Mr Paul Hanham from the Dorset Highways department.**

From the planning application for the road alone it looks like a new bypass, where the only crossing points are the public footpaths and, in that case, refuges may be appropriate. However, it should not be taken in isolation as the principal street will be an estate road with housing on both sides.

Important considerations on the provision of pedestrian refuges include: -

1. Pedestrian desire lines (where there is a concentration of people wishing to cross)
2. Width of road (distance to cross)
3. Traffic speed
4. Traffic flows

The design and access statement for the development states that: -

“A permeable street network is an essential aspect of the Gillingham SSA masterplan. The flexible grid concept will make it easy for pedestrians, cyclists and motorists to get around, provide choice of movement direction and avoid the need for turning heads. All streets should aim to interconnect, and cul-de-sacs, gated streets and one-way streets should be avoided.”

With reference to the considerations above: -

1. Pedestrians will be able to access the footway/cycleway at any number of points along the road such as play areas, open spaces, bus stops, parking bays, other estate roads etc. In other words, there are unlikely to be identifiable desire lines where concentrations of people would be crossing to justify more refuges, also the public footpaths would not follow their current route once the development is built.
2. The road would be nominally 6.7m wide and in the wider sections (10m), where it would be more difficult to cross in one go, refuges have been provided where right turn lanes are situated i.e. near the New Road junction and near footpath N64/33
3. The principal street will have a 30mph speed limit, reinforced by its sinuous alignment, frontage development, planting in verges, roadside parking and street lighting.
4. The level of traffic flow on the principal street would allow time to cross the road. The traffic flow predictions for 2031, with the development complete, indicate two-way flows in the peak hour of 800 vehicles which equates to 13 vehicles per minute or 1 every 4.6 seconds.

Table 3 “Designing for Walking” published by Chartered Institution of Highways and Transportation indicates that uncontrolled dropped kerb crossings are acceptable in this situation.