



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

MINUTES – 11th September 2023

Minutes of the Planning meeting held on **Monday 11th September 2023** at The Town Hall, Gillingham, commencing at 7.30pm

Present:

Cllr Val Potheary, Chairman
Cllr Rupert Evill, Deputy Chairman
Cllr Graham Bashford
Cllr Fiona Cullen
Cllr Sharon Cullingford
Cllr Alan Frith

Cllr Sarah Snook
Cllr Barry von Clemens
Cllr Mark Walden
Cllr David Walsh
Cllr Roger Weeks

In attendance:

Jill Ezzard, Assistant Town Clerk
Serena Burgess, Projects & HR Admin Officer

Press and Public:

1 member of the public was in attendance
Michael Streeter, Gillingham and Shaftesbury News, joined via MS Teams

644. 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.

645. To receive and accept apologies for absence

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

646. To receive any questions pertaining to the previous meeting

There were no questions.

647. To approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday 14th August 2023 and the interim meeting on Monday 4th September 2023

It was agreed and **RESOLVED** to approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday 14th August 2023 and the interim meeting held on Monday 4th September 2023.

648. 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.

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

a) Application No: P/NMA/2023/04443

Location: Non-material amendment - revised siting of the electricity sub-station; to Reserved Matters Approval No. P/RES/2022/06180. (Erect 80 No. dwellings, carry out works to form associated infrastructure and public open space)

Proposal: Land North of Common Mead Lane, Gillingham, Dorset

Granted

b) Application No: P/HOU/2023/04100

Location: Demolish Conservatory and Erect a Single Storey Rear Extension

Proposal: 1 Sycamore Way, Gillingham, SP8 4RX

Granted

c) Application No: P/HOU/2023/03008

Proposal: Erect two storey extension, lean-to extension, extension to main entrance hall, extension to garage and alterations.

Location: Stockwater Cottage, Stock Lane, Gillingham, SP8 5NR

Granted

d) Application No: P/HOU/2023/03618

Proposal: Erect single storey rear extension, (demolish existing lean-to)..

Location: Kings Cottage, Kings Court Road, Gillingham, Dorset SP8 4LD

Granted

e) Application No: P/FUL/2023/03305

Proposal: Erect new single storey lean to extension

Location: Fairview Vehicle Services, Sherborne Causeway, Shaftesbury, SP7 9PX

Granted

f) Application No: P/FUL/2023/02773

Proposal: Change of use of the site for a café, retail & community use, including amended opening hours

Location: The Old Brewery, Wyke Road, Gillingham, SP8 4NW

Granted

- g) **Application No:** P/FUL/2023/04749
Proposal: Formation of new agricultural access
Location: Waterloo Farm, Shaftesbury Road to Gillingham Road, Shearstock, Dorset SP7 9PT
Granted
- h) **Application No:** P/FUL/2023/03263
Proposal: Erection of a new, 4 bedroom detached dwelling with associated parking and landscaping
Location: Ramleh, Wyke Road, Gillingham, Dorset SP8 4NQ
Withdrawn

The decisions were noted.

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

- a) **Application No:** [P/HOU/2023/00568](#)
Proposal: Erect Single Storey Side and Rear Extensions. Demolish garage and erect new garage. Replacement Roof Covering
Location: Little Orchard (Cintra), Kings Court Road, Gillingham, SP8 4LE

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2023/00568 as the proposed extension will be subservient to the existing building, is considered to be unintrusive and will enhance the property.

Cllrs would have liked to have seen the inclusion of solar panels.

- b) **Application No:** [P/FUL/2023/04798](#)
Proposal: Erection of additional solar panels
Location: Land at Lower Silton, Fantley Lane, Silton, SP8 5AQ

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2023/04798, subject to the inclusion of Standard Condition LAD 11 Tree and Hedgerow protection – Pre-Commencement.

651. To receive notification for information purposes only:

- a) **Application No:** [P/TRT/2023/05057](#)
Proposal: T4 - Ash - Fell due to stage 1 ash dieback. Replant with alternative broadleaf species.
Location: South Lodge, Wyke Road, Gillingham, SP8 4NW

Application P/TRT/2023/05057 was noted.

- b) **Application No:** [P/TRC/2023/05055](#)
Proposal: T1 - Willow – Fell
Location: South Lodge, Wyke Road, Gillingham, SP8 4NW

Application P/TRC/2023/05055 was noted.

c) **Application No:** [P/TRC/2023/05056](#)

Proposal: T2 - Ash - Fell. T3 - Ash – Fell

Location: South Lodge, Wyke Road, Gillingham, SP8 4NW

Application P/TRC/2023/05056 was noted.

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

a) Neighbourhood Plan Sub-committee

A report was received prior to the meeting. Please see [Appendix A and B](#)

Cllr Cullingford thanked the Town Clerk for the report.

It was agreed and **RESOLVED** that all Town Councillors review the locally listed buildings as detailed at Appendix 3, Section 1 to 11 and contact the lead member of the Neighbourhood Plan Sub-committee with any suggested amendments or alterations.

It was agreed and **RESOLVED** that the response to the Dorset Council Housing Consultation, as presented, is submitted by the Gillingham Neighbourhood Plan Sub-committee. Cllr Snook abstained from voting.

Cllr Cullingford encouraged all Councillors and residents to complete the survey.

b) Gillingham Conservation Area Appraisal Task and Finish Group

There had been no meeting. Cllr Pothecary requested that a meeting should be booked soon.

c) Developer Engagement Advisory Panel

There had been no meeting.

653. To receive matters pertinent to this meeting

Cllr Pothecary informed the meeting that the following will be considered by the Dorset Council Planning Committee on 26 September 2023 at Stour Hall, The Exchange, Old Market Hill, Sturminster Newton:

Planning Application Number: P/OUT/2021/02187

Location: Land at E381150 N126745, Barnaby Mead to Bay Lane - Footpath, Gillingham

Description: Develop land by the erection of up to 20 No. dwellings, form vehicular access and associated infrastructure. (Outline application to determine access)

Cllr Cullingford volunteered to represent the Town Council at the meeting, supported by Cllr Weeks.

The meeting closed at 8.12pm.

Gillingham Town Council

Neighbourhood Plan Sub-committee

Author: Julie Hawkins, Town Clerk

Notes of a meeting of the Neighbourhood Plan Sub-committee held via MS Teams on **25 August 2023**.

Present: Cllr Sharon Cullingford – Lead Member, Cllr John Kilcourse, Cllr Val Potheary, Cllr Graham Poulter, Cllr David Walsh, Julie Hawkins (Town Clerk)

Absent: Cllr Mick Hill and Cllr Sarah Snook

1. Gillingham Neighbourhood Plan Survey

Cllr Cullingford thanked everyone who had attended the Gillingham and Shaftesbury Show and informed the meeting that 58 surveys had been completed.

Cllr Cullingford informed members that the survey is now available to complete on the town council's website via the link below:

https://forms.office.com/pages/responsepage.aspx?id=Nd9OCtLwl06Y9rCQC06h5thYIJ_8d5PrPJ3F8tWI0FUNDdJWjhRUDRGUkFTMk9ZQk85SkxSVEYyNy4u

The survey has been advertised on the council's social media platforms and will also be advertised via posters and leaflets in local shops and businesses and on the Town Council's notice boards.

The results of the paper surveys need to be uploaded to the online survey and it was agreed that each member of the subcommittee should deal with 8 surveys each.

It was noted that the consultation period should be 8 weeks to take into account the holiday period and it was agreed that the closing date should be **11 October 2023** which will allow the sub-committee enough time to compile the results ready for presentation to Full Council on 23 October 2023.

2. To consider the Dorset Council Housing Consultation

Cllr Poulter informed the meeting that the Dorset Council Housing Consultation is available via the link below:

https://www.dorsetcouncil.gov.uk/housing-strategy-consultation?p_l_back_url=%2Fsearch%3Fq%3Dhousing%2Bconsultation

It was agreed that the Neighbourhood Plan Sub-committee should submit a response to the survey.

The Town Clerk was tasked with obtaining a pdf copy of the survey and circulating to members.

3. To receive an update on Policy 21 – area for a new cemetery – *Cllr Poulter*

The Town Clerk reminded members that Policy 21 of the Neighbourhood Plan currently states that Land off Stour Meadows, identified as CE03 in Figure 11.2, is safeguarded for use as a cemetery; however, due the expansion of the sewerage works and the installation of pipework in the area marked CE03, the area is no longer suitable for use as a cemetery.

Various options were considered. It was agreed that the Allotments and Burials Sub-committee should be consulted, and site visits should be arranged.

4. To receive an update on available funding – *Cllr Poulter*

Cllr Poulter confirmed that the government has re-opened the Locality Scheme which offer grants and technical support packages. It was noted that applications for both are now open and can be applied for via the website. Cllr Poulter explained that the maximum amount of funding available to Gillingham Town Council is £9,000 as £1,000 has previously been awarded.

Cllr Poulter informed the meeting that a request for costings has been submitted to the council's planning consultant and as soon as further information is available it will be possible to submit an application for funding.

Cllr Cullingford reminded members that funding is also available from Budget No. 7617 which currently has a balance of £8,975.

Cllr Cullingford asked members to consider how much funding will be needed in the Budget for FY2024/25.

It was agreed that further information is needed from the council's consultant before an informed decision can be made.

The Town Clerk was tasked with contacting the consultant.

5. To receive an update on consultation opportunities – *Cllr Walsh*

Cllr Walsh thanked members for their work at the Gillingham and Shaftesbury Show and suggested that members should talk to people out in the town. It was agreed that this was a good idea and members will get together on the next available day when the weather is good.

It was agreed that shops, local businesses and the library should be asked to display posters and hold a supply of questionnaires. Cllr Cullingford volunteered to deliver these to local businesses.

It was agreed to continue advertising the survey on the council's website, social media platforms and notice boards.

6. To receive updates on the following:

a) Housing – Cllr Walsh

Cllr Walsh explained the importance of monitoring and updating the list of planning applications pertaining to Gillingham. It was agreed that the Town Clerk would update the list on a regular basis – please refer to **Appendix 1** for the current list of applications.

b) Economy – Cllr Hill

Cllr Hill was not present at the meeting.

c) Retail & Town Centre Uses – Cllr Snook

Cllr Snook was not present at the meeting.

d) Transport – Cllr Cullingford

Cllr Cullingford informed the meeting that transport information is available from Locality – please refer to **Appendix 2**.

e) Community Facilities - Cllr Kilcourse

Cllr Kilcourse informed the meeting that he is in the process of updating the information regarding Community Facilities.

f) Green & Urban Spaces - Cllr Kilcourse

Cllr Kilcourse informed the meeting that he is in the process of updating the information regarding Green & Urban Spaces.

g) Climate Change & Renewable Energy - Cllr Poulter

Cllr Poulter informed the meeting that the Centre for Sustainable Energy has produced a guide to policy writing and community engagement for low-carbon neighbourhood plans.

The guidebook has been developed for neighbourhood planning groups and it was agreed that members should read the guidance which is available to view via the link below:

[Neighbourhood planning in a climate emergency \(cse.org.uk\)](https://cse.org.uk/Neighbourhood-planning-in-a-climate-emergency)

h) Heritage - Cllr Pothecary

Members considered whether the Neighbourhood Plan should include Policies to cover additional listed buildings. It was agreed that listed buildings should be covered by the Conservation Area Appraisal which should be referenced in the Gillingham Neighbourhood Plan.

Non-designated heritage assets were considered. The Town Clerk reminded members that the list of locally listed buildings and other local heritage assets had been updated in 2022 – please refer to **Appendix 3**.

It was agreed that Cllr Potheary would contact Gillingham Local History Society and ask them to review the list of non-designated heritage assets.

7. To receive information regarding a specialist company

The Town Clerk informed the meeting that she had attended a Planning Seminar which had included a presentation by a specialist company.

It was agreed that members should look at the information available via the links below and the matter would be discussed at the next available Neighbourhood Plan Sub-committee meeting.

<https://www.gocollaborate.co.uk/neighbourhooddevelopmentplanning>

<https://www.youtube.com/watch?v=wCrlAoq-Gg8>

8. Date of next meeting

Regular meetings will be held via MS Teams on the 4th Friday of each month at 11am.

The next meeting will be on Friday 22 September 2023.

RECOMMENDATIONS

- **That members review the locally listed buildings as detailed at Appendix 3, Section 1 to 11 and contact the lead member of the Neighbourhood Plan Sub-committee with any suggested amendments or alterations.**

Gillingham Town Council, as the qualifying body for the Gillingham Neighbourhood Plan needs to consider any necessary changes to the Gillingham Neighbourhood Plan to ensure it reflects current circumstances.

Since the Neighbourhood Plan was 'made' in 2018 the following planning applications have been submitted during the period July 2018 and February 2023:

a) Employment opportunities

- **Aldi Supermarket** - Erection of a Class A1 foodstore (1,785 sq m gross) with associated access, car parking and landscaping approved under appeal APP/N1215/W/18/3195092.
No of jobs created: 14 full time plus 26 part time positions.
- Petrol Filling Station with ancillary retail facilities, car wash, jet wash, car parking - Land at E 382080 N 125599, Fern Brook Lane, Gillingham.
Application No: 2/2019/1222/FUL
No of jobs created: 15 full time positions
- Up to 2,642 sq.m in a **new local centre providing retail, community, health, and leisure uses** – Gillingham Southern Extension.
Application No: 2/2018/0036/OUT.
No. of jobs created: This is an outline planning application and further information will follow regarding employment opportunities.
- **MOT Station** - Fairview Vehicle Services, Sherborne Causeway.
Application No: 2/2020/1051/FUL
No. of jobs created: No additional jobs will be created
- Change of use of agricultural building to a cabinet maker's workshop - Huntingford Farm, Huntingford Road, Huntingford.
Application No: 2/2018/1257/FUL
No. of jobs created: No additional jobs will be created
- Two storey building to provide new **shop and cafe** areas - Thorngrove Garden Centre, Common Mead Lane, Gillingham.
Application No: 2/2020/1110/FUL
No. of jobs: No additional jobs will be created
- **Kindergarten** - Change of use from office accommodation to kindergarten - Stone House, High Street, Gillingham.
Application No: 2/2018/1327/COU.
No of jobs: No additional jobs will be created

- **Office Building and Store** - The Old Barn, Bleet Lane to New Road, Madjeston.
Application No: 2/2018/1579/FUL.
No of jobs: No additional jobs will be created
- **Hire depot building** – Shaftesbury Road, Gillingham.
Application No: 2/2018/1010/FUL
No of jobs: No additional jobs will be created
- **Retail Unit (Home Bargains)** - erect retail unit form vehicular access, car parking, servicing and landscaping. Land at E 382140 N 12565, Kingsmead Business Park, Gillingham.
Application No: P/FUL/2021/00176
No. of jobs created: Not specified in the application
- **Two storey storage & workshop building with office** - 22 Brickfields Industrial Estate, Gillingham.
Application No: P/FUL/2021/01200
No. of jobs created: No additional jobs will be created
- **Solar Photovoltaic Farm** - Land at Park Farm, access to Park Farm, Gillingham.
Application No: P/FUL/2021/02046
No. of jobs created: No additional jobs will be created
- **TF Builders** - Land at 26 Brickfields Industrial Estate, Gillingham, erection of two units
Application No: P/FUL/2021/03284
No. of jobs created: No additional jobs will be created
- **TF Builders** - Erection of 6 industrial units, modify vehicular access and form parking, Unit 8 Brickfields Industrial Estate
Application No: P/OUT/2022/01060
No. of jobs created: No additional jobs will be created
- **Space Inflators and Gym**, 22 Brickfields Business Park,
Application No: P/FUL/2021/05178
No. of jobs created: No additional jobs will be created
- **Dextra** - Erection of steel framed production building for the manufacturing of lighting. Brickfields Business Park, Gillingham.
Application No: P/FUL/2022/06474
No of jobs created: 10 full time
- Change of use from a former bank to a **hot food takeaway** - Sydenham House, High Street, Gillingham.
Application No: P/FUL/2022/07102
No of jobs created: 10 full time plus 15 part time

- Change of use to **auction house** - Chester Jefferies Ltd, Buckingham Road, Gillingham
Application No: P/FUL/2022/06116
No of jobs created: 2 full time plus 1 part time.
- **Toolstation** Change of use - Air House, 19 Old Market Centre, Gillingham.
Application No: P/FUL/2021/02746
No of jobs created: 8 full time
- **Dextra** - Erection of steel framed production building for the manufacturing of lighting - Land at Brickfields Business Park, Gillingham, Dorset SP8 4PX
Application No: P/FUL/2022/06474
No of jobs created: 8 full time additional
- Stationing of a **holiday cabin**, development of a structure comprising of a cycle and refuse store, creation of an access and creation of a parking and turning area - Land at Kine Bush Lane, Kine Bush Lane, Gillingham SP8 5RA
Application No: P/FUL/2022/05022
No of jobs created: 1 full time equivalent

Since the Neighbourhood Plan was made in 2018, 60 new full time jobs and 42 new part time jobs have been created

b) Population

The population of Gillingham in 2018 was 12,052 and has fallen to the current figure of 11,968 (*Source: Mid-Year Estimates, Office for National Statistics*)

c) Housing

Since the Neighbourhood Plan was 'made' in 2018 the following planning applications have been approved:

- **90 dwellings** with associated infrastructure, including play areas and public open space – Land at Lodden Lakes (proposed southern extension)
Application No. 2/2018/0483/REM
- **961 dwellings**, to include all ancillary works and associated infrastructure. (Outline application to determine access only) – Land to the South of Gillingham between New Road and Shaftesbury Road.
Application No. 2/2018/0036/OUT
- **634 dwellings** (use class C3), a primary school (use class D1), sports pitches with floodlighting, public open space, play facilities, access and internal estate roads, internal footpaths and cycleways, sustainable drainage system with ponds, landscaping, utility connections and associated groundworks/infrastructure. (Outline application to determine access only).
Application No. 2/2018/0077/OUT

- **55 No. residential units** - Erect extra care residential building - St Martins, Queen Street, Gillingham.
Application No: 2/2018/1437/FUL
- **50 dwellings** – Land East of Barnaby Mead, Gillingham.
Application No: 2/2019/1649/REM
- **115 No. dwellings** - Land to the South East of Lodden Lakes, New Road
Application No: P/OUT/2020/00495 (phase 2) (Outline Application)
- **80 No. dwellings** - Land North of Common Mead Lane
Application No: P/OUT/2021/04019 (Outline Application)
- **6 No. dwellings** at Windyridge Farm, Bay Road, Gillingham.
Application No: 2/2019/1409/FUL and P/VOC/2021/02437
- **4 No. dwellings** - Gillingham Tyre Service, Queen Street, Gillingham
Application No: P/FUL/2020/00492
- **8 no. dwellings** - Churchbury House, Queen Street, Gillingham
Application No: P/FUL/2021/04280, Change of use and extension of office building.
- **3 no. apartments 1 no. commercial unit and a two storey detached block of 3 no. apartments** - Land at Lloyds Bank Plc, High Street, Gillingham
Application No: P/FUL/2022/06268
- **17 no dwellings and flexible commercial space** - J H Rose and Sons, Station Road, Gillingham
Application No: P/FUL/2022/02964
- Since the Neighbourhood Plan was ‘made’ in July 2018 an additional **53 dwellings** have been granted approval on **windfall sites and through change of use applications**.

The total number of new dwellings that have been granted approval since the Neighbourhood Plan was made in 2018 is 2,076.

The following applications have been submitted and await a decision:

- **8 No. dwellings** at Park Villa, Shaftesbury Road.
Application No: 2/2019/1211/FUL
- **20 No. dwellings** - Land at E 381150 N 126745, Barnaby Mead to Bay Lane - Footpath, Gillingham
Application No: P/OUT/2021/02187

Transport Matters

'Planning is concerned with the use and development of land. Transport issues need to be considered where they relate to proposals for changes of use and/or the physical development of sites. Examples of transport considerations relevant to planning include:

- *Ensuring new development has adequate parking and servicing provision. This could include car parking, cycle storage and delivery areas for commercial development.*
- *Making sure the layout of development allows for pedestrian convenience and safety.*
- *Ensuring development includes cycle paths.*
- *Creating easy pedestrian access to public transport facilities in terms of direct and convenient connections.*
- *Considering whether access arrangements to a site, existing or proposed, are adequate.*
- *Making sure that local transport capacity is adequate to serve development. This could include consideration of highway capacity, train services, bus services and other modes of transport.*

Many traffic matters fall outside of the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highways authority to deal with. So, changes to traffic lights, restrictions, speed limits, signage, traffic circulation, crossing points and other traffic management devices usually fall outside the scope of planning.

A possible exception to this may be where new development would impact on existing networks, and this necessitates changes to those networks in order to accommodate such development. However, even in cases like these, a neighbourhood plan cannot be prescriptive about the actual solution. For example, planning policies could not include changes to the speed limit or specific highway improvements. However, the plan could highlight localised traffic capacity and safety issues, or infrastructure deficiencies that would need to be addressed when considering development proposals. It would then be down to the local planning authority (LPA) to assess development proposals submitted for planning permission and to decide whether it would be necessary to impose conditions or a Section 106 obligation in order to approve the scheme.

Neighbourhood plans must meet the basic conditions set out in planning legislation which are tested through the independent examination.

One of the basic conditions is helping to achieve sustainable development. Transport can have a huge impact on an area's capacity for growth and sustainability. Transport policies in a neighbourhood plan could be a means to require or encourage a balanced range of transport options, rather than over-reliance on the car.

This is often easier in urban areas, where there are a wider range of public transport options. However, even in rural areas poorly served by public transport, policies can include practical requirements, such as secure cycle storage to be designed into every new house.

National planning policy on transport must be considered. The National Planning Policy Framework has a section on 'Promoting sustainable transport' and also mentions transport in other areas of the document. Paragraph 106 sets out requirements for planning policy. Of most relevance to neighbourhood plans are the following:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;*
- b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;*
- c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;*
- d) provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans). There is a need to be in general conformity with strategic local policies. The LPA is required to clarify which policies are strategic in nature. Local plans will usually have specific sections and policies on transport, including a range of issues such as parking standards. Neighbourhood plan groups will need to work in close liaison with the LPA and the highways authority (these are sometimes part of the same local authority, but sometimes in different authorities).*

Traffic generation and pollution may be significant issues where there are European sites or other environmentally-sensitive built, historic or natural environments. The evidence base for transport policies would therefore include data relating to these issues, not just travel data.

Transport can have other impacts. Quite a lot of the public realm in any city, town or village comprises highways and other transport infrastructure.

Transport issues can be a significant issue when an emerging neighbourhood plan is screened for Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA).

Transport is closely related to land-use planning. New development can place additional pressures on the transport network for an area. Equally, it can help to make new services more viable. For example, new housing can help to make new or more frequent bus services viable.

New transport infrastructure can enable development, for example, by providing access to new sites or by providing increased capacity to cope with the additional transport needs associated with new development.

When making site allocations in a neighbourhood plan, issues like access, road safety, proximity of public transport facilities and the capacity of transport networks can be included in the selection criteria.

Transport is not just about functional journeys, but also about recreation and opportunities for physical activities, such as walking and cycling. A neighbourhood plan may be a means to help deliver wider strategies and policies, for example on tourism, recreation, health and well-being.

Transport options can have a big impact on social exclusion, especially for groups with less access to motor vehicles, such as the old and the young. This can limit access to employment and community facilities. Neighbourhood plans should consider the transport needs of all sections of the community. This can be challenging, especially in rural areas where there are limited public transport options.

Transport and design policies can help to ensure that parking does not dominate the public realm and that opportunities are taken to create attractive places for pedestrians.

Pedestrian permeability and connectivity can have a huge impact on an area. For example, poor pedestrian permeability can be part of the reason for the failure of local shopping centres. Permeable layouts for new development can link existing networks or provide more direct and convenient links to community facilities. As with all planning policies, transport policies must have a clear rationale and be supported by evidence. The LPA and local highways authority will have data on local transport networks to assist with this. Public transport providers and other regional and local transport bodies will also have useful data.

Conclusion:

Transport should be considered an integral part of land-use planning. For example, encouraging mixed-use and a range of community facilities in walking distance can be a means to reducing the need for journeys, including travelling by car.

Analysis of evidence and the outcomes of community and stakeholder engagement should highlight the issues in an area, which often includes transport-related matters. It is then important to identify which of these issues can be addressed by planning policies and which fall outside of the scope of planning (and must therefore be addressed in other ways).'

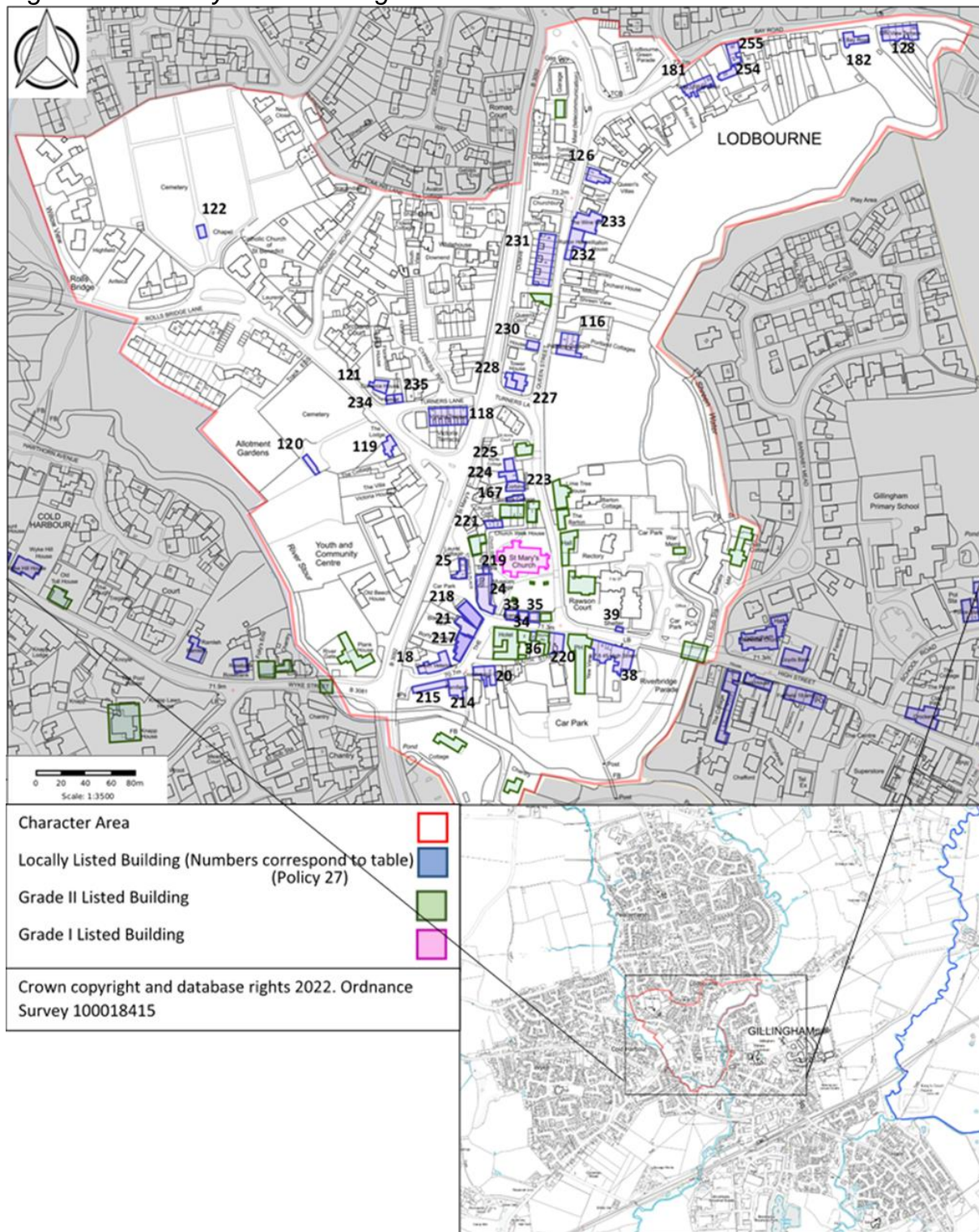
**Draft list of locally listed buildings and other local heritage assets
(updated 2022)**

1. Historic Town Centre

Ref (on map)	Building Name	Street
18	Shreen Veterinary Surgeons	The Square
20	Coachman's Corner	The Square
21	Andrews and Palmer	The Square
24	St Mary's Pharmacy and House	The Square
25	Cottages 1 and 2	St Mary's Place
33	Scenes	Lower High Street
34	Lotus Garden	Lower High Street
35	Ollie Bobs	Lower High Street
36	Mayflowers Florist	Lower High Street
38	3, 7-8, 45 High Street	High Street
39	Bus Shelter	High Street
116	Portland Cottages & Wesley Garden	Queen Street
118	Victoria Terrace	Turners Lane
119	Cemetery Lodge	Cemetery Road
120	Old Mortuary	Old Cemetery
121	Clarence House	Cemetery Road
122	Cemetery Chapel	Cemetery Road
126	1 and 2 Queen Street	Queen Street
128	Elm View Terrace	Bay
167	Corbins Cottage	St Martin's Square
181	12 to 18 Bay Road	Bay
182	Baybridge House, 47 Bay Road	Bay
214	Farnfield's	The Square
215	Farnfield's (Southcombe Glove Factory)	The Square
217	Rorty Crankle	The Square
218	The Slade Centre	The Square
219	Museum Cottage	Church Walk
220	J and R Reynolds	Lower High Street
221	1 and 2 Church Walk House	Church Walk
223	Corbins	St Martin's Square
224	3 St Martin's Square	St Martin's Square
225	Myrtle Cottage	St Martin's Square
227	Tower House	Queen Street
228	Cypress House	Turners Lane
230	Jubilee House	Queen Street
231	Octave Terrace	Queen Street
232	Ralton House	Queen Street

233	The Wine Bar	Queen Street
234	Hamlet Cottage	Turners Lane
235	Southcot	Turners Lane
254	22 Bay Road	Bay Road
255	24 - 26 Bay Road	Bay Road

Figure 13.2 Locally listed buildings in the Historic Town Centre



2. High Street and Newbury (Modern Town Centre)

Ref (on map)	Building Name	Street
40	Townbridge House and Cottages	High Street
41	Dorset House	High Street
48	Hambledon's	High Street
49	Lanark Villas	Newbury
50	Harwood House	Newbury
51	Harwood Cottages	Newbury
52	The Home Company	Newbury
53	Laurel Villa	Station Road
63	The Baptist Church	Newbury
64	Manse and Keston	Newbury
65	Penpol and Sandrain	Newbury
68	The Elms	Newbury Ham
70	17 and 18 New Road	New Road
71	16 New Road	New Road
170	Masonic Lodge	Station Road
236	Methodist Church	High Street
237	Methodist Church Hall	High Street
238	Lloyds Bank	High Street
239	The Town Hall	School Road
240	Police Station	School Road
241	Royal British Legion Hall	School Road
242	Crockers	High Street
243	Bracher's Cottage and The Porch	Newbury
244	numbers 20 to 28	Victoria Road
245	Fairfield House, 19 and 23	High Street
246	Cheapside House	High Street
251	Vale Cottage	Newbury

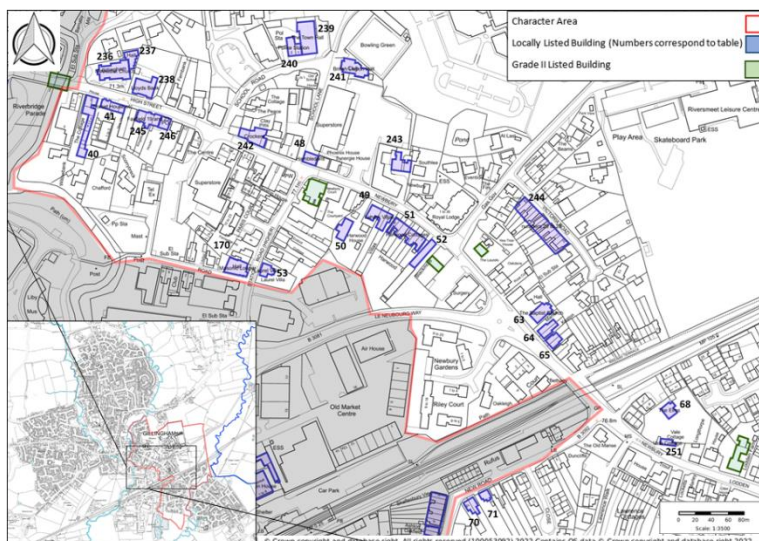
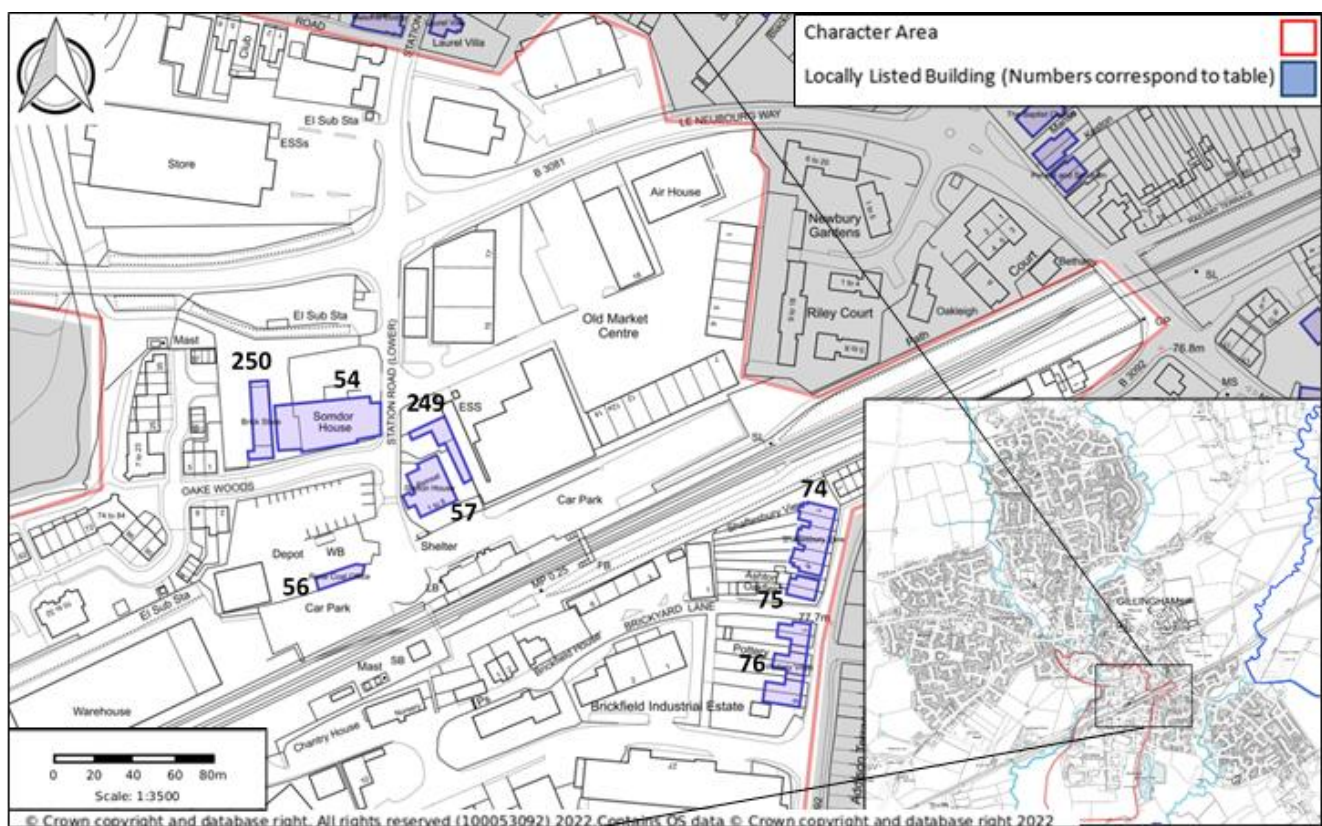


Figure 13.3 Locally listed buildings in High Street and Newbury

3. Le Neubourg Way, Station Road and Brickfields (SW Of The Town Centre)

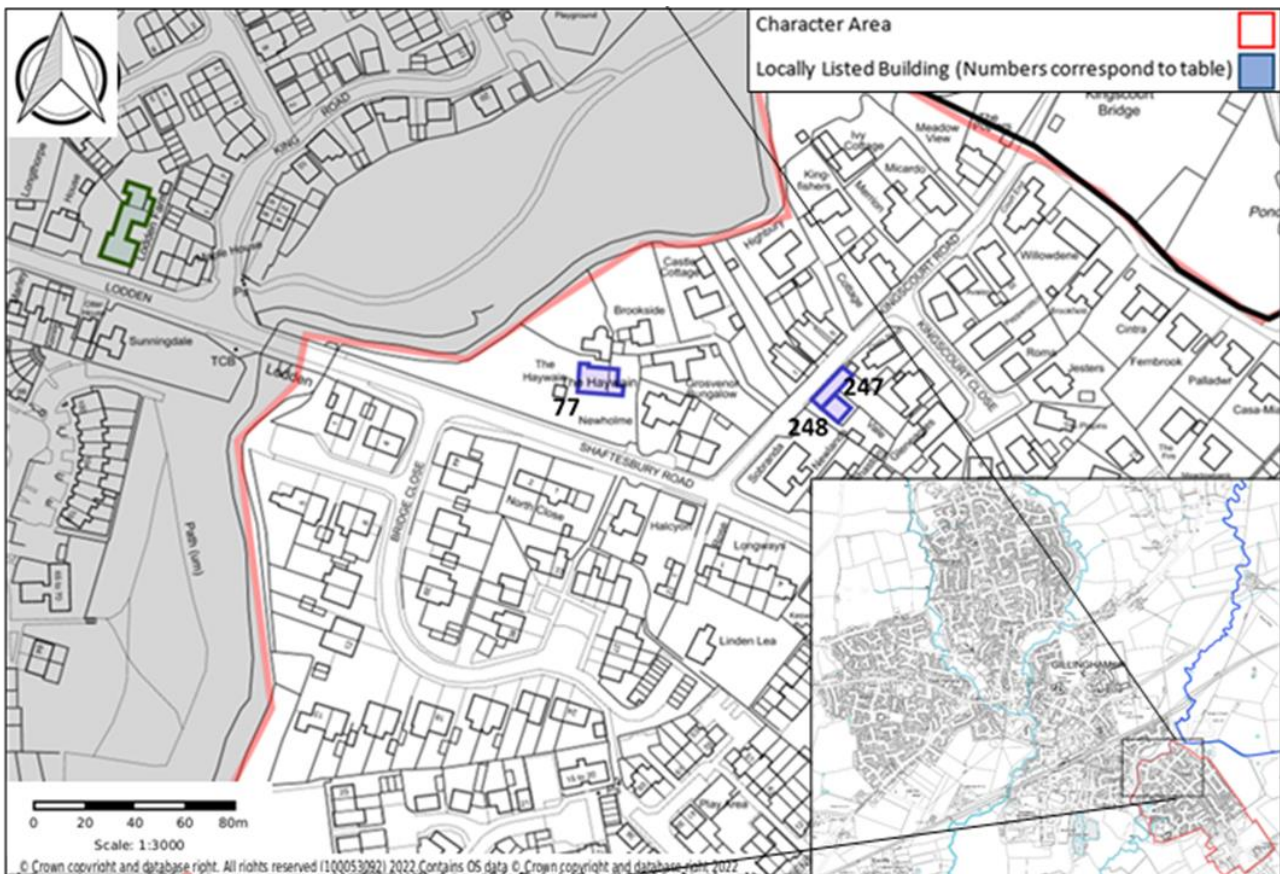
Ref (on map)	Building Name	Street
54	Somdor House	Station Road
56	Former Rose's Coal Office	Station Road
57	Station House	Station Road
74	Shaftesbury View	New Road
75	Ashton and Oakfield Villas	New Road
76	Pottery Villas	New Road
249	The Old Stables	Station Road
250	Brick Store	Station Road

Figure 13.4 Locally listed buildings in Le Neubourg Way, Station Road and Brickfields



4. Ham (South-East Gillingham)

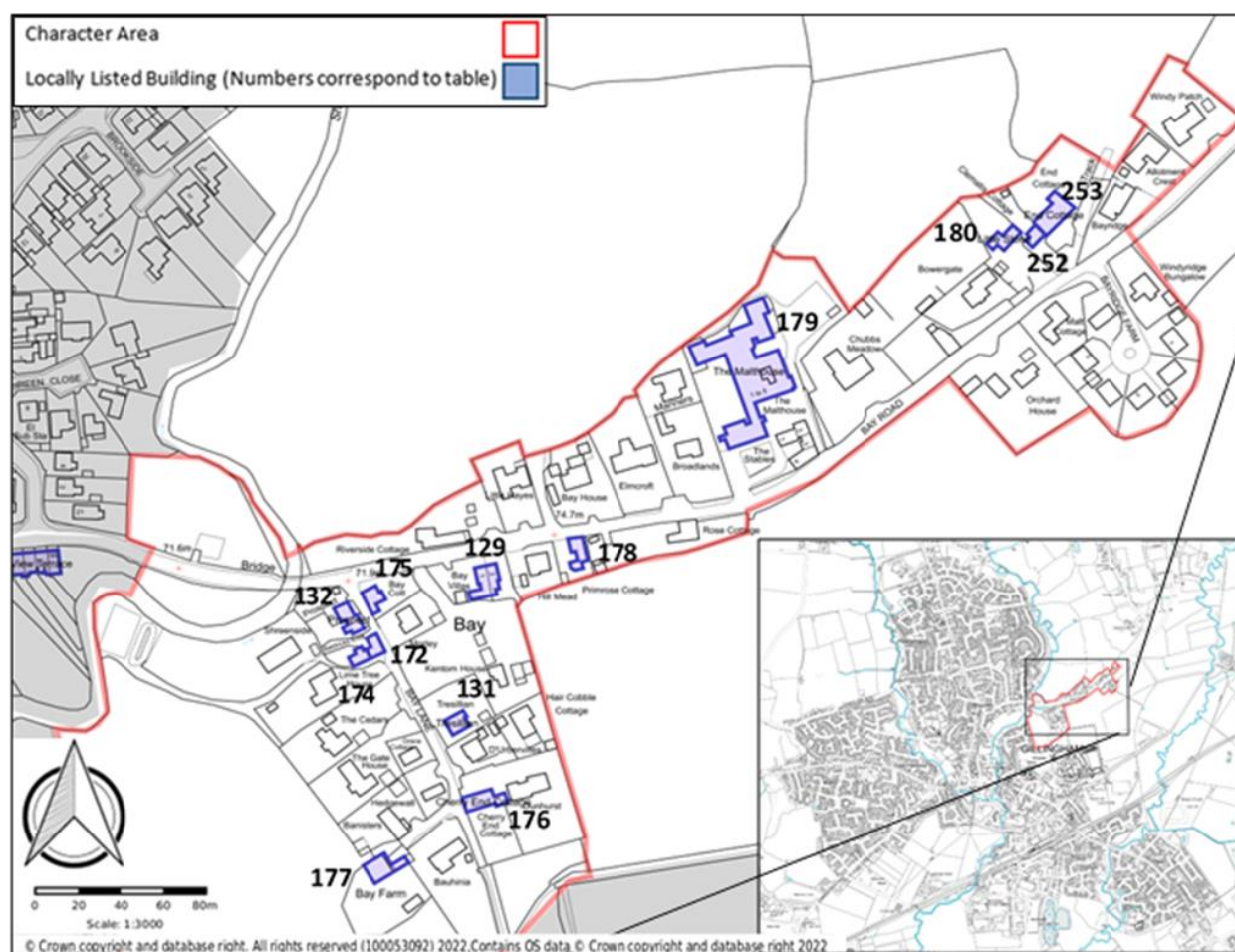
Ref (on map)	Building Name	Street
77	The Haywain	Shaftesbury Road
247	Kings Cottage	Kings Court Road
248	Vale House	Kings Court Road



5. Bay (East of Gillingham)

Ref (on map)	Building Name	Street
129	1 and 2 Bay Villas	Bay
131	Tresillian	Bay
132	Prospect	Bay
172	Baldric's End	Bay
174	Meadowsweet	Bay
175	Bay Cottage	Bay Lane
176	Cherry End Cottage	Bay Lane
177	Bay Farmhouse and Barn	Bay
178	Primrose Cottage	Bay Road
179	The Malthouse	Bay Road
180	Little Stone	Bay Road
252	Clematis Cottage	Bay Road
253	End Cottage	Bay Road

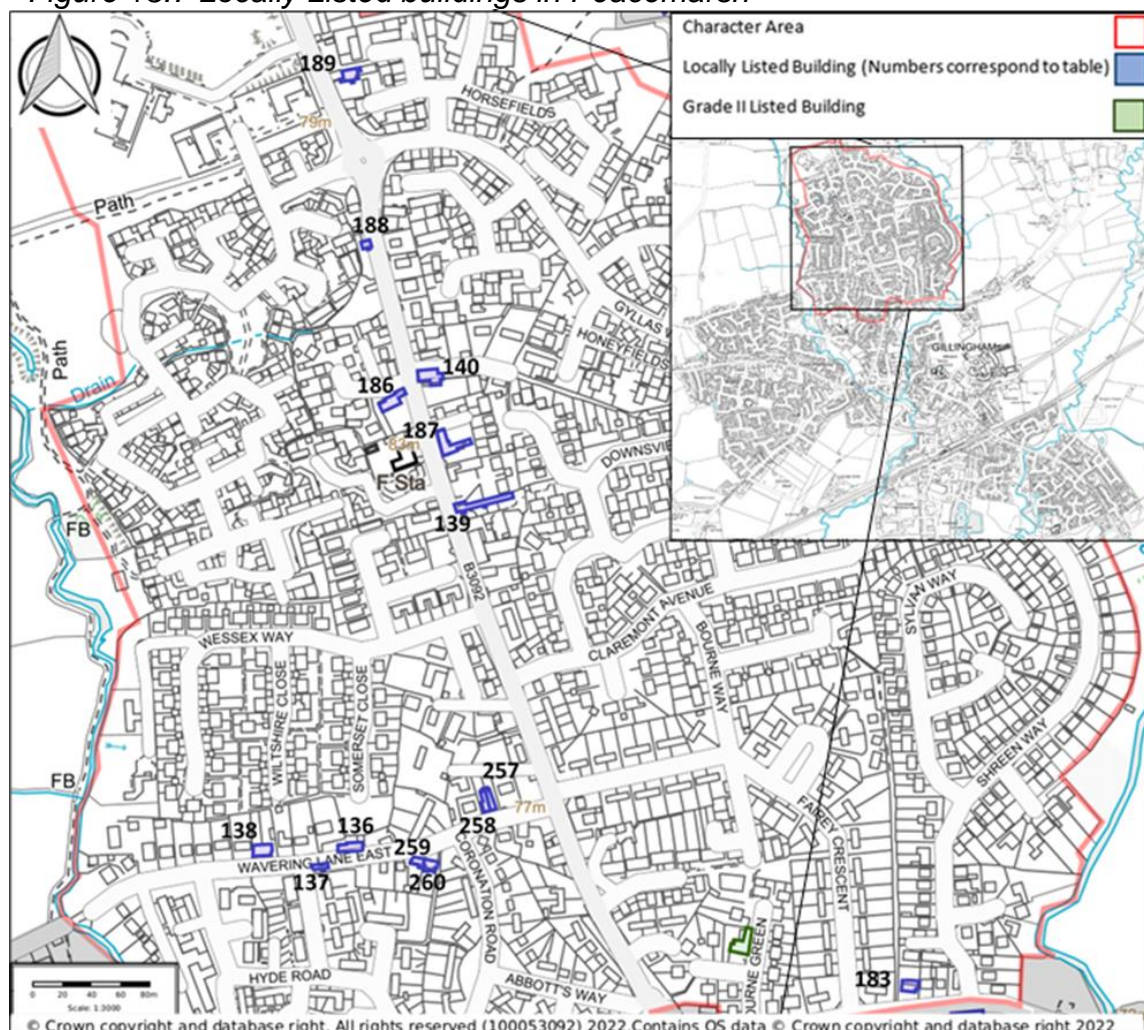
Figure 13.6 Locally listed building in Bay



6. Peacemarsh (Northern Gillingham)

Ref (on map)	Building Name	Street
136	Greystones Cottages	Wavering Lane
137	Jessamine Cottage	Wavering Lane East
138	Stower and Stour Cottages	Wavering Lane East
139	1 to 4 Peacemarsh Terrace	Peacemarsh
140	The Dolphin Inn	Peacemarsh
183	Number 15	Bay Road
186	Peacemarsh Farm	Peacemarsh
187	Peacemarsh House	Peacemarsh
188	Selma Cottage	Peacemarsh
189	Grosvenor House	Peacemarsh
257	The Retreat	Wavering Lane
258	Homeleigh	Wavering Lane
259	Verlands Cottage	Wavering Lane East
260	Lotmore Cottage	Wavering Lane East

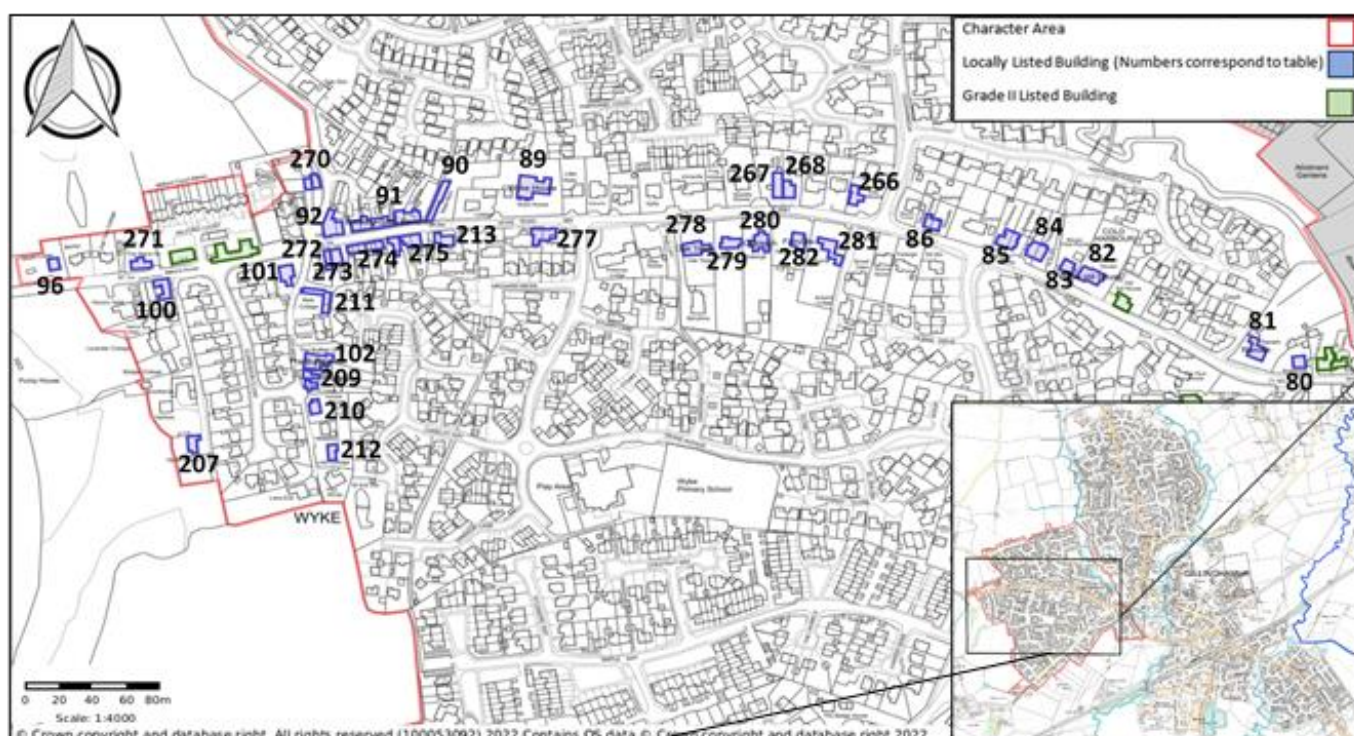
Figure 13.7 Locally Listed buildings in Peacemarsh



7. Wyke (Western Gillingham)

Ref (on map)	Building Name	Street
80	Rosebank	Wyke
81	Ramleh	Wyke
82	Wyke Hill House	Wyke
83	Mount View House	Wyke
84	Travena and Trelawn	Wyke
85	Grosvenor and Broadleigh	Wyke
86	Wayside and Dene Hollow	Wyke
89	Wyke House	Wyke
90	Wyke Barn	Wyke
91 & 274	Wyke Brewery Workers Cottages	Wyke
92	The Old Post Office	Wyke
96	South Lodge	Wyke
100	The Old Coach House	Wyke
101	The Old School House	Wyke
102	The Buffalo Inn	Wyke
207	Heron Lodge	Wyke
208	Ashleigh Cottage	Wyke
209	Rose Cottage	Wyke
210	Jubilee House	Wyke
211	Bells Cottage	Wyke
212	Lilac Cottage	Wyke
213	Lyndale and Hill View	Wyke
266	Cedar Tree House	Wyke
267	Rolls Mead	Wyke
268	Hillcrest	Wyke
269	Pound House	Wyke
270	Longpath	Wyke
271	The Stone House	Wyke
272	Roseville	Wyke
273	Coombe Rise	Wyke
275	Ansty Rose	Wyke
276	Belmont and Melrose	Wyke
277	Applegrove and Wyke Cottage	Wyke
278	Oak Trees	Wyke
279	St Andrews	Wyke
280	Oakleigh	Wyke
281	Elmcroft	Wyke
282	Fairview House	Wyke
97 (fig 13.9)	North Lodge	Wavering Lane West
98 (fig 13.9)	1 & 2 Slaughtergate Cottages	Wavering Lane West
99 (fig 13.9)	Slaughtergate Farm	Wavering Lane West

Figure 13.8 Locally listed buildings in Wyke(east)

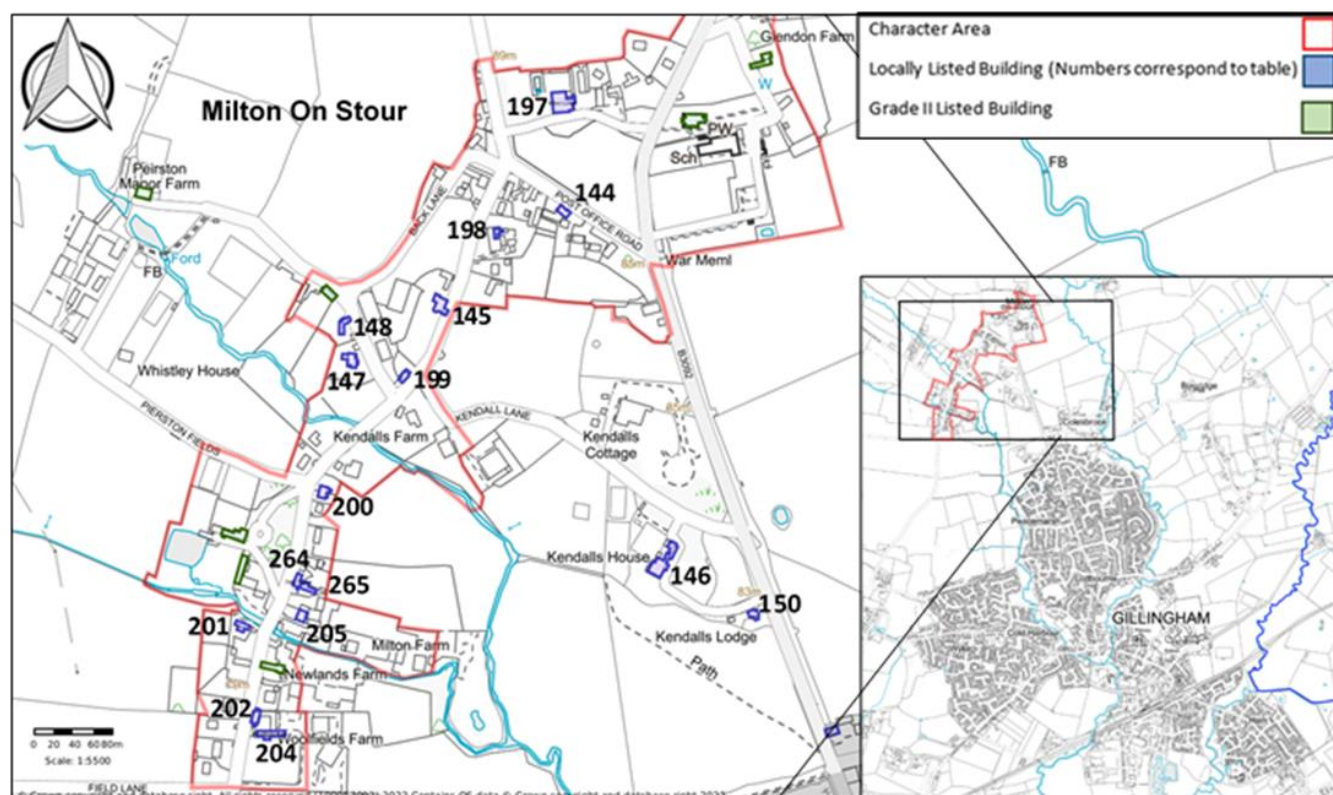


8. Milton-on-Stour

Ref (on map)	Building Name
144	The Old Post House
145	Milton Croft
146	Kendalls House
147	Stourbridge House
148	Stourbridge Cottage
150	Kendalls Lodge
197	Milton Lodge
198	Hillside Cottage
199	Croft Cottage
200	Orchard and Beech Cottages
201	Milton Farm Cottage
202	Woolfields Cottages
204	Woolfields Farm
205	Milton Farmhouse

264	Dairy House
265	Cheese House

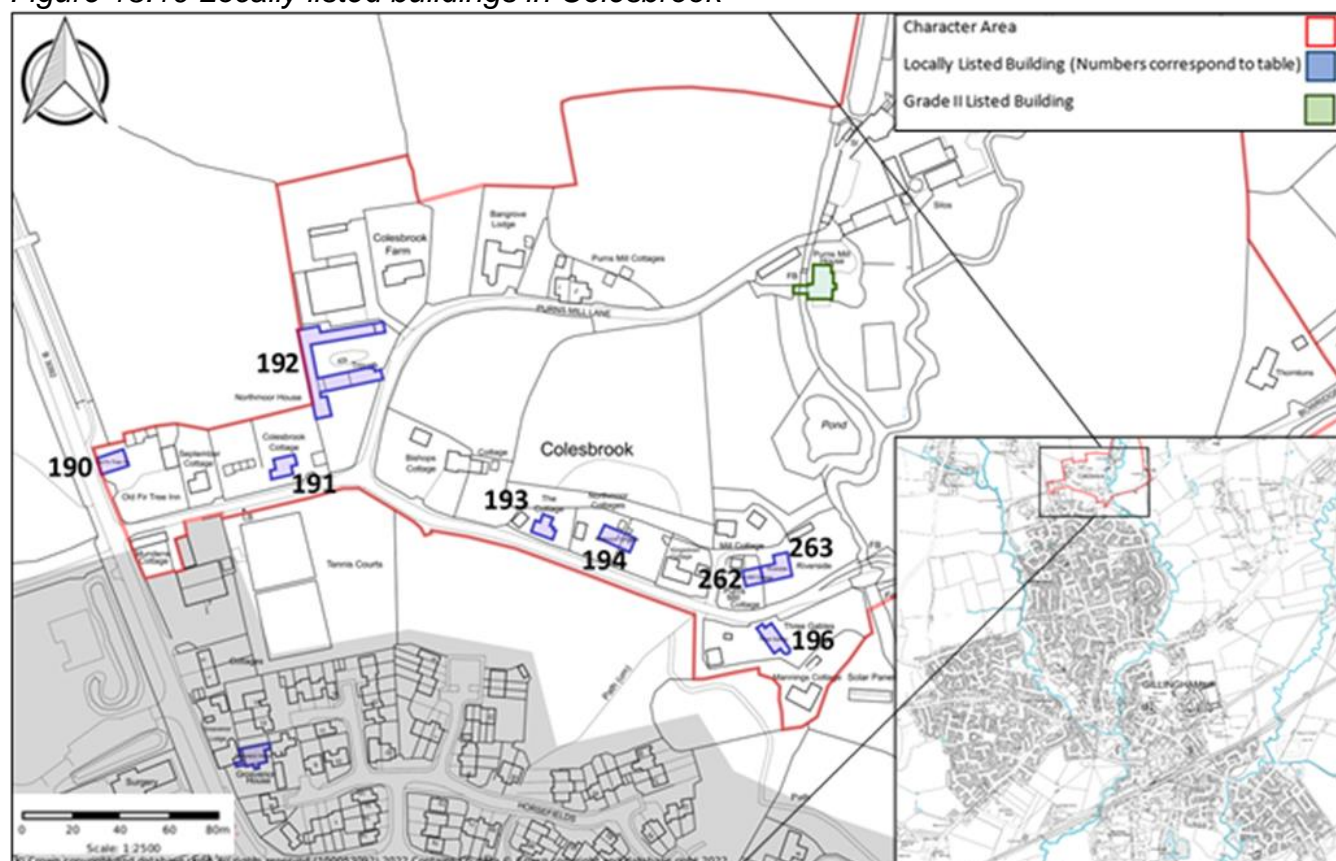
Figure 13.9 Locally listed buildings in Milton on Stour



9. Colesbrook

Ref (on map)	Building Name
190	Old Fir Tree Inn
191	Colesbrook Cottage
192	Northmoor House
193	The Cottage
194	Northmoor Cottages
196	Three Gables
262	Purns Mill Cottage
263	Riverside

Figure 13.10 Locally listed buildings in Colesbrook



10. Outside Character Areas

Ref	Building Name	Figure
97	North Lodge, Wavering Lane West	13.11
98	1 & 2 Slaughtergate Cottages, Wavering Lane West	13.11
99	Slaughtergate Farm, Wavering Lane West	13.11
152	Ecliffe Mill, Ecliffe	13.14
206	Stock Hill House, West of Wyke	13.11
270	Bugley Court Farm, Kine Bush Lane	13.14
271	The Chymes, Westbrook	13.15
272	Bowridge Hill Farm, Bowridge Hill	13.13
273	Rose Cottage, Bowridge Hill	13.13
274	Bloomers Farm, Bay Road	13.13
275	The Chapel, Huntingford	13.12
276	West End House, Huntingford	13.12
277	Apple Tree Cottage, Huntingford	13.12
278	The Cottage, Huntingford	13.12
279	Huntingford Farmhouse, Huntingford	13.12
280	Laurel Cottage, Huntingford	13.12
281	Meadow View, Dry Lane	13.15

282	No.5, Dry Lane	13.15
283	Harvesters, Dry Lane	13.15
284	Culvers Corner Cottage, Dry Lane	13.15
285	Culvers Cottage, Dry Lane	13.15
286	The Nestlings, Dry Lane	13.15
287	Orchard View, Moor Lane, Langham	13.15

Figure 13.11 Locally listed buildings West of Wyke

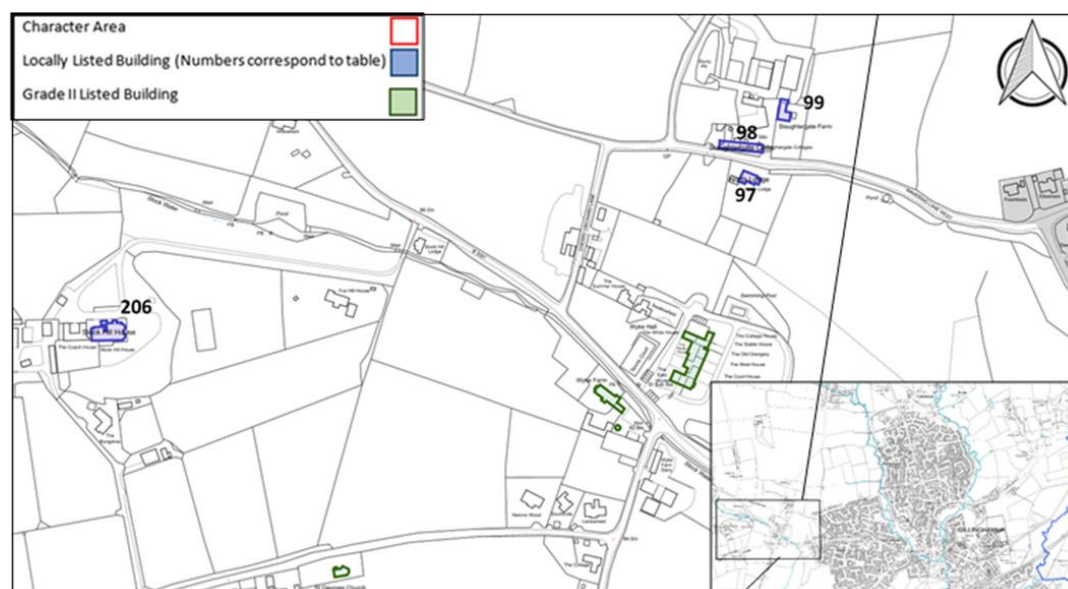


Figure 13.12 Locally listed buildings in Huntingford

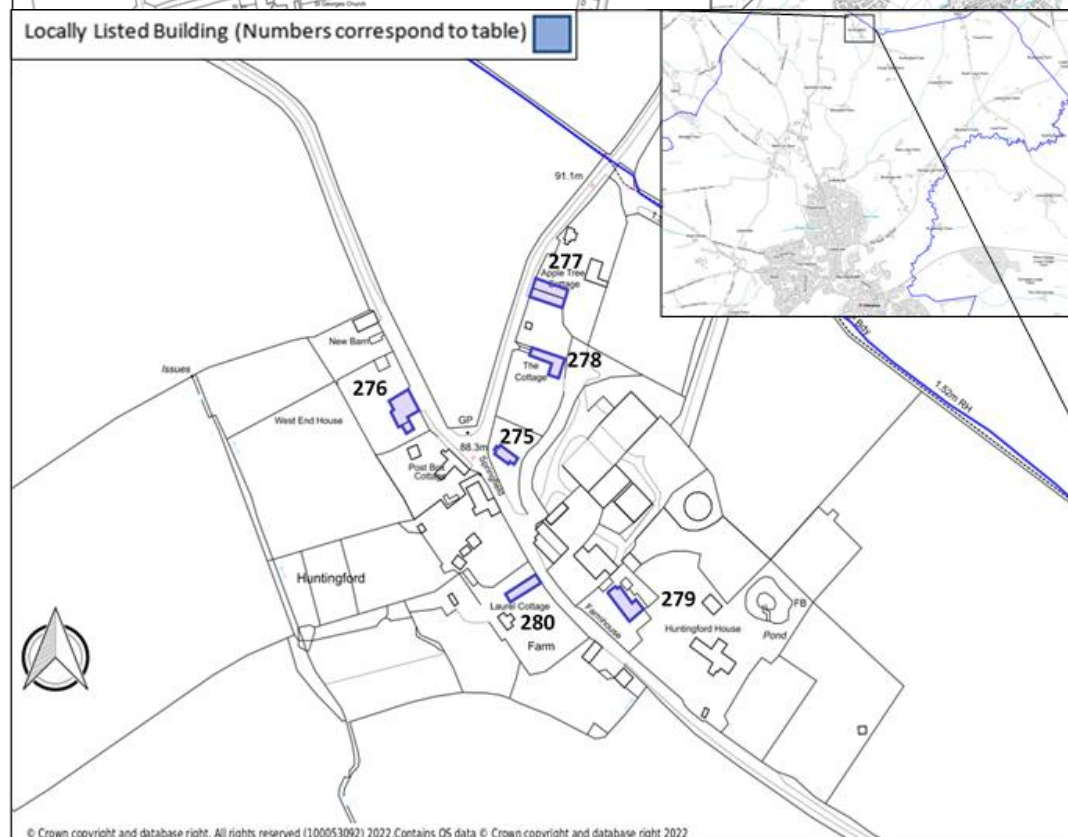
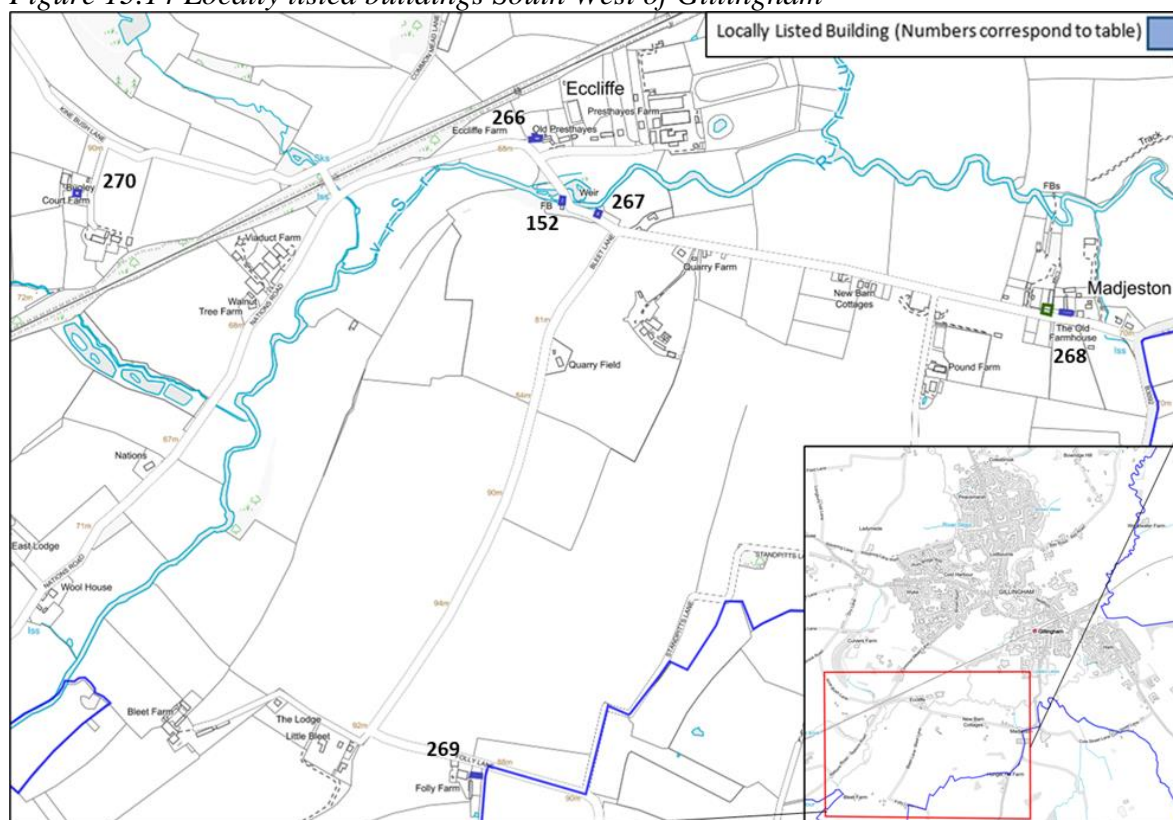
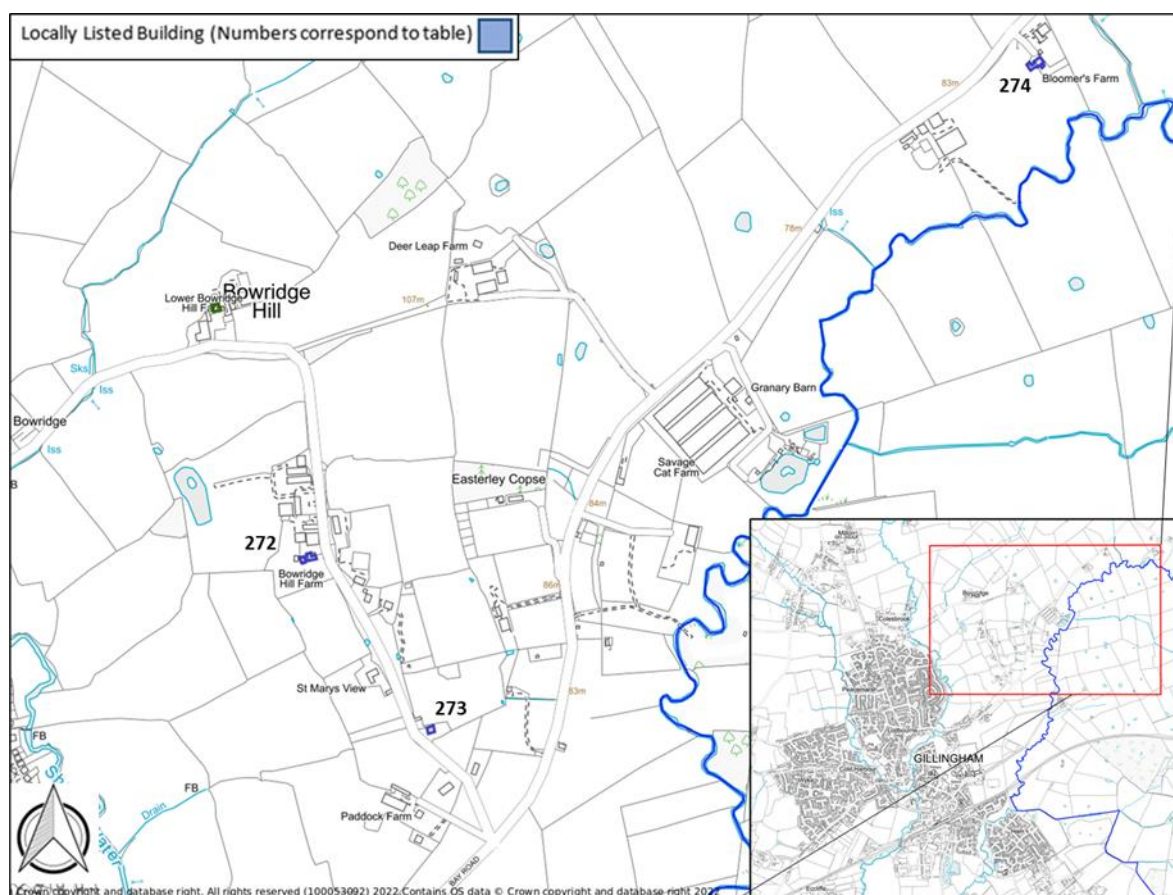
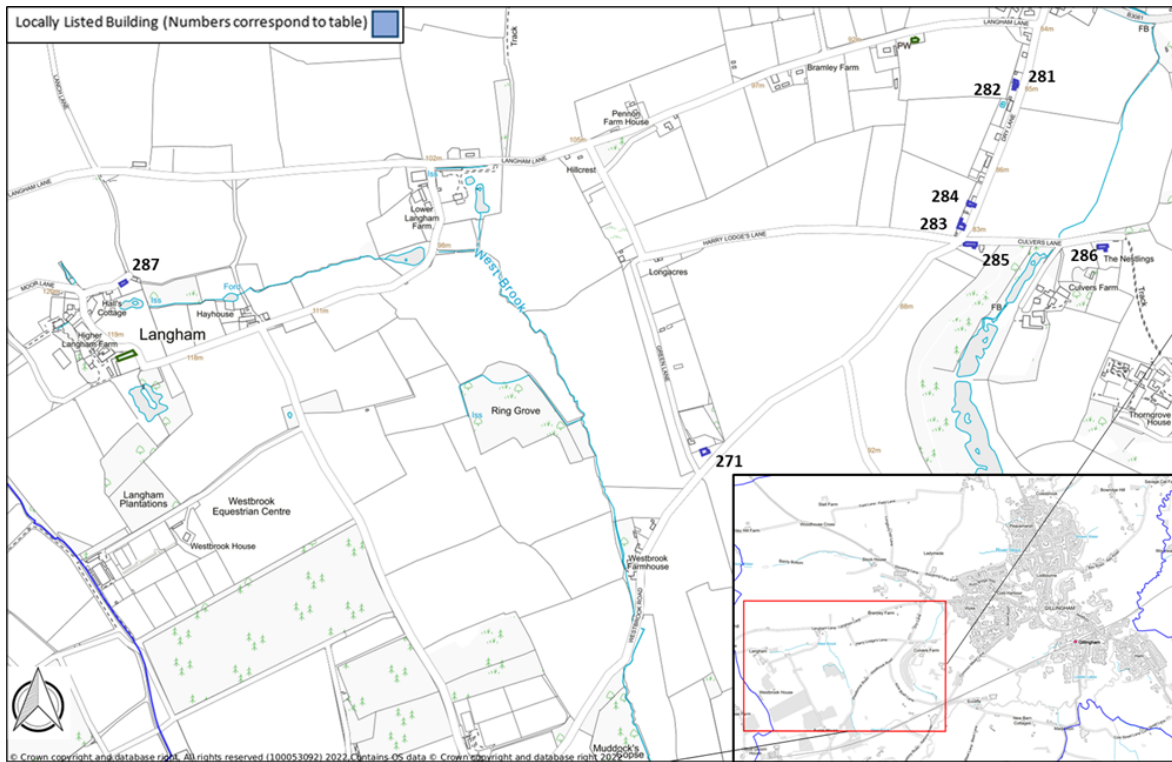


Figure 13.13 Locally listed buildings north-east of Gillingham





Gillingham Town Council

Neighbourhood Plan Sub-committee

Author: Julie Hawkins, Town Clerk

Notes of a meeting of the Neighbourhood Plan Sub-committee held on 4th September 2023 at 6.45pm.

Present: Cllr Sharon Cullingford – Lead Member, Cllr Val Potheary, Cllr Graham Poulter, Cllr David Walsh, Julie Hawkins (Town Clerk)

Apologies: Cllr Mick Hill, Cllr John Kilcourse and Cllr Sarah Snook

9. To consider the Dorset Council Housing Consultation

Members considered the Dorset Council Housing Consultation and agreed the attached response from the Gillingham Neighbourhood Plan Sub-committee – please refer to Appendix 1.

Recommendation:

- **That the response to the Dorset Council Housing Consultation, as presented, is submitted by the Gillingham Neighbourhood Plan Sub-committee**