



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

MINUTES – 12 February 2024

Minutes of the Planning meeting held on **Monday 12 February 2024** at The Town Hall, Gillingham, commencing at 7.15pm.

Present:

Cllr Val Potheary, 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
Jill Ezzard, Assistant Town Clerk

Press and Public:

Five members of the public were in attendance.

Via MS Teams:

Michael Streeter, Gillingham and Shaftesbury News

718. 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

The Town Clerk informed members that a question had been received from a resident of Cole Street Lane. As the resident was unable to attend the meeting, the Town Clerk asked the following question on their behalf:

Will the closure of Cole Street Lane to vehicular through traffic, other than for access, be upheld, as set out in page 23 paragraph U of the Masterplan Framework?

Cllr Walsh informed the meeting that he had received the following information from Matthew Piles Corporate Director for Economic Growth and Infrastructure Dorset Council:

Cole Street Lane has been subject to patch repair and strengthening work by our operations department ahead of surface dressing works that are scheduled for the summer. This is to enhance and preserve the highway due to the level of use and the informal passing places that had been created.

The closure of the B3081 Shaftesbury Road is for 3 utility companies to provide connections onto the Principal Street, and is due to finish Friday 16th February [2024], with the road re-opened by the weekend. While Shaftesbury Road is closed, there is signage in place advising drivers that Cole Street Lane is not suitable for diverted traffic.

We are sorry that residents were made to feel uncomfortable when asking the works team to leave and access their properties. We have addressed this with the work teams.

The Draft South Gillingham Master Plan Framework document identified the opportunity to restrict vehicular traffic along Cole Street Lane, however this document was never adopted as Policy.

Should residents consider restricting traffic on Cole Street Lane an appropriate action once the Principal Street has been opened to traffic, they will need to contact their Ward Councillors who will then contact our Road Safety Team. The project will be subject to prioritisation with other proposed schemes across the administrative boundary.

719. 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.

720. 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.

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

There were no questions pertaining to the previous meeting.

722. To approve the minutes as a true and accurate record of the Planning Committee meetings held on Monday 8th January 2024 and Monday 22nd January 2024.

It was agreed and **RESOLVED** that the minutes of the planning meetings held on Monday 8th January 2024 and Monday 22nd January 2024 are approved.

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

a) Application No: P/NMA/2023/07427

Proposal: Non-material amendment - changes to fencing, street trees and parking, and the addition of solar panels to Reserved Matters Approval No. P/RES/2022/06180

Location: Land North of Common Mead Lane Gillingham Dorset

Granted

b) Application No: P/FUL/2023/07096

Proposal: Convert garage to residential annexe to Old Barn and associated external alterations.

Location: The Old Barn, Bleet Lane to New Road, Madjeston, Gillingham, Dorset
Granted

c) Application No: P/HOU/2023/07142

Proposal: Erection of side extension with double carport/garage external alterations and landscaping.

Location: The Lake House, Savage Cat Farm, Bay Road, Gillingham, SP8 5QR
Granted

d) Application No: P/HOU/2023/06775

Proposal: Erect a two-storey side extension, erect single storey rear extension and external alterations. Demolition of existing garage and erect new detached garage.

Location: Ashtrees, Common Mead Lane, Gillingham, Dorset, SP8 4RE
Granted

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

a) Application No: [P/RES/2022/07898](#)

Proposal: Erection of 280 dwellings and associated parking, landscaping and infrastructure (reserved matters application to determine appearance, landscaping, layout and scale) following grant of outline planning permission 2/2018/0036/OUT).

Location: West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/RES/2023/07898 subject to approval by the Highways Authority.

b) Application No: [P/FUL/2023/01586](#)

Proposal: Erection of an agricultural barn for the storage of machinery, implements and feed.

Location: Milton Farm Cottage, Milton-on-Stour, Dorset SP8 5PX

Two residents spoke against the application.

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2023/01586 for the following reasons:

- The proposed barn will be dominant and over-bearing and will result in a development which will be visually damaging to the Conservation Area and the neighbouring Listed Buildings of The Old House (List Entry No. 1324590), the Barn South East of the Old House (List entry No. 1110260) and Milton Farm Cottage, which is an undesignated heritage asset.
- The proposed barn will not preserve or enhance the character or appearance of the Conservation area. The proposal is therefore contrary to Policy 5 of the North Dorset Local Plan Part 1.

- The application is contrary to Policy 20 of the North Dorset Local Plan Part One which states "Development in the countryside outside defined settlement boundaries will only be permitted if, for any other type of development, it can be demonstrated that there is an overriding need for it to be located in the countryside". Insufficient information has been provided to justify a need for the barn.
- The proposed barn is out of scale with its surroundings and will have a poor relationship with neighbouring properties. The size and scale will have an overbearing and damaging effect upon the present outlook from habitable rooms and gardens of the neighbouring properties. By reason of its scale, bulk and position, the proposal will have an unacceptable overbearing effect to the occupants of the neighbouring property, Sandsfoot Mead, thus jeopardising residential amenity.
- The proposed barn would be an assertive feature in the countryside and this visual intrusion would lead to substantial harm to the character and appearance of the surrounding rural landscape. The barn would dominate the views currently enjoyed by users of Footpath No. 63 and be detrimental to the view into and out of the Conservation Area. The proposed barn would also significantly erode the rural qualities of the local landscape and it would contribute to the urbanisation of the surrounding countryside.
- As presented, the application is contrary to Policy 4 of the North Dorset Local Plan which states that applicants should clearly demonstrate that the impact on the landscape has been mitigated.
- The proposed development will have a negative effect on the habitat of the wildlife.

It was agreed and **RESOLVED** that if the case officer is mindful to approve the application, the application should be referred to the Northern Area Dorset Council Planning Committee.

725. To receive and note Tree Works applications. *Please note that Gillingham Town Council are being notified for information purposes only.*

a) Application No: P/TRT/2023/07956

Proposal: T1 - Field Maple - Reduce crown canopy by 3-4m (30%).

T2 - Field Maple - Remove.

T3 - Field Maple - Remove.

T4 - Field Maple - Remove.

T5 - Field Maple - Remove.

T6 - Field Maple - Remove.

Reason: The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

Location: 4 Honeyfields, Gillingham, SP8 4TN

The information was noted.

726. 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.

727. To receive matters pertinent to this meeting

There were no matters pertinent.

Closure: The meeting closed at 7.48pm.