



## GILLINGHAM TOWN COUNCIL

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# PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday 13<sup>th</sup> January 2020**, at 8.00pm in the Jubilee Room, Town Hall, Gillingham, Dorset.

## Present

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

## In Attendance

Town Clerk: Julie Hawkins

## Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News.

Public: There were 31 members of the public present.

## Minute No

<b>111.</b>	<b>To receive apologies for absence.</b>
	It was agreed and <b>RESOLVED</b> that the apologies for absence received from Cllr Frith and Cllr Wareham are accepted.
<b>112.</b>	<b>To approve the minutes of the meeting held on 2<sup>nd</sup> December 2019, and the interim meeting held on 16<sup>th</sup> December 2019.</b>
	It was agreed and <b>RESOLVED</b> to approve the minutes of the meeting held on 2 <sup>nd</sup> December 2019, and the interim meeting held on 16 <sup>th</sup> December 2019.
<b>113.</b>	<b>To receive questions pertaining to the previous meeting.</b>
	There were no questions.
<b>114.</b>	<b>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.</b>
	Cllr Potheary referred to Planning Application No. 2/2019/1649/REM and informed the meeting that as the application may be decided by Dorset Council Planning Committee, she would not take part in the meeting and would leave the Council Chamber during consideration of the application.
	There were no disclosable pecuniary interests.
<b>115.</b>	<b>To receive Decision Notices for planning applications from Dorset Council, as follows:</b>
<b>a.</b>	<b>Application No:</b> 2/2019/0613/HOUSE <b>Proposal:</b> Erect two storey extension (demolish existing conservatory). <b>Location:</b> Wyke Cottage Wyke Road Gillingham SP8 4NH <b>Approved</b>

b.	<p><b>Application No:</b> 2/2019/1203/HOUSE</p> <p><b>Proposal:</b> Convert existing double garage to studio.</p> <p><b>Location:</b> 59 Fern Brook Lane Gillingham Dorset SP8 4FL</p> <p><b>Approved</b></p>
116.	<b>To receive and consider planning applications, as follows:</b>
a.	<p><b>Application No:</b> 2/2019/1649/REM</p> <p><b>Proposal:</b> Erect 50 No. dwellings, form vehicular and pedestrian access. (Reserved matters application to determine access, appearance, landscaping, layout and scale; following grant of Outline Planning Permission No. 2/2016/0149/OUT).</p> <p><b>Location:</b> Land East of Barnaby Mead, Gillingham, Dorset.</p>
	<p>Five members of the public were invited to speak and outlined their objections to the amended proposals.</p> <p>Members concurred with the objections raised and following a discussion it was unanimously agreed and <b>RESOLVED</b> to recommend refusal for planning application no. 2/2019/1649/REM for the following reasons:</p> <ul style="list-style-type: none"> <li>• The density of the proposed development is out of character with the area, overbearing and un-neighbourly;</li> <li>• the increase in houses within the area known as The Orchard is considered to be an overdevelopment of the site;</li> <li>• the amended proposals do not offer a viable drainage strategy and will increase the risk of surface water flooding to properties, in particular Honeymead (shown as Bahunia on the plans). The removal of the drainage ditch to the south of the site will increase the risk of surface water flooding to existing and proposed properties;</li> <li>• the size, scale and location (on higher ground) of the proposed block of flats is bulky, overbearing, dominant and out of character with the area;</li> <li>• the sun path survey commissioned by the owner of the solar array at Bay Farm confirms that the solar array will be shaded for a significant part of the year resulting in a reduction of green energy generation;</li> <li>• the amended layout has moved Plot Nos. 4 and 7 closer to the boundary with Bay Lane which has resulted in a reduction in size of the proposed buffer zone, which is now considered to be insufficient and contrary to the aims of the Gillingham Neighbourhood Plan.;</li> <li>• there is insufficient screening between Bay Lane and the proposed development;</li> <li>• the proposal will result in overlooking and a loss of privacy to properties in Bay Lane in particular Plot Nos. 4, 7 and 8, and</li> <li>• an increase in traffic will result in an increase in danger to highway users.</li> </ul> <p>It was agreed and <b>RESOLVED</b> that if the Case Officer is mindful to approve the amended application it should be referred to Dorset Council Planning Committee for consideration.</p> <p>It was agreed and <b>RESOLVED</b> that Cllr von Clemens should represent Gillingham Town Council at the Dorset Council Planning Committee meeting.</p>
b.	<p><b>Application No:</b> 2/2019/1409/FUL (amended application)</p> <p><b>Proposal:</b> Erect 5 No. dwellings and garages. Demolish existing agricultural buildings.</p> <p><b>Location:</b> Windyridge Farm, Bay Road, Gillingham, SP8 4EP</p>
	<p>It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> for amended planning application no. 2/2019/1409/FUL for the following reasons:</p> <ul style="list-style-type: none"> <li>• The number of dwellings has been reduced from 6 to 5;</li> <li>• the Highways Authority has no objections to the proposal;</li> </ul>

	<ul style="list-style-type: none"> <li>the application incorporates PV panels and electric vehicle hook up points and supports the aims of Policy No. 22 of the North Dorset Local Plan Part 1 (Renewable and Low Carbon Energy);</li> <li>hard surfaces have been reduced and landscaping has been increased;</li> <li>it is proposed to use natural stone which is in keeping with the character of the area, and</li> <li>direct access to the public right of way has been created.</li> </ul> <p>Cllr Weeks and Cllr Griffin voted against the proposal as they have concerns over the increase in traffic along Bay Road.</p>
<b>c.</b>	<p><b>Application No:</b> 2/2019/1570/HOUSE  <b>Proposal:</b> Erect 1 No. extension  <b>Location:</b> 3 Cloverfields, Gillingham, SP8 4UP</p>
	<p>It was unanimously agreed and <b>RESOLVED</b> to recommend <b>approval</b> for planning application no. 2/2019/1570/HOUSE for the following reasons:</p> <ul style="list-style-type: none"> <li>the proposed extension will be subservient to the existing building;</li> <li>it is considered that the proposed extension will not be over-imposing, and</li> <li>there is adequate room on the site to accommodate the proposed extension.</li> </ul>
<b>d.</b>	<p><b>Application No:</b> 2/2019/1600/FUL  <b>Proposal:</b> Convert 2 No. flats into 1 No. dwelling.  <b>Location:</b> Flats 1 and 2, The Mill House, High Street, Gillingham, Dorset, SP8 4A</p>
	<p>It was unanimously agreed and <b>RESOLVED</b> to recommend <b>approval</b> for planning application no. 2/2019/1600/FUL for the following reasons:</p> <ul style="list-style-type: none"> <li>the proposal is considered to be sympathetic and in character with the listed building;</li> <li>the proposal will restore the building to its original design, and</li> <li>the proposal will alleviate parking requirements.</li> </ul>
<b>e.</b>	<p><b>Application No:</b> 2/2019/1778/LBC  <b>Proposal:</b> Convert 2 No. flats into 1 No. dwelling and carry out associated internal and external alterations.  <b>Location:</b> Flats 1 and 2, The Mill House, High Street, Gillingham, Dorset, SP8 4AH</p>
	<p>It was unanimously agreed and <b>RESOLVED</b> to recommend <b>approval</b> for planning application no. 2/2019/1778/LBC for the following reasons:</p> <ul style="list-style-type: none"> <li>the proposal is considered to be sympathetic and in character with the listed building;</li> <li>the proposal will restore the building to its original design, and</li> <li>will alleviate parking requirements.</li> </ul>
<b>f.</b>	<p><b>Application No:</b> 2/2019/1684/FUL  <b>Proposal:</b> Erect garage/carport.  <b>Location:</b> Land at E380629 N127902, Peacemarsh Road to Bowridge Hill - Lane Colesbrook, Dorset</p>
	<p>It was unanimously agreed and <b>RESOLVED</b> to recommend <b>approval</b> for planning application no. 2/2019/1684/FUL for the following reasons:</p> <ul style="list-style-type: none"> <li>the proposal is considered to be sympathetic and in character with the Colesbrook Conservation Area, and</li> <li>there is adequate space on the site to accommodate the proposed garage/carport.</li> </ul>
<b>117.</b>	<b>To receive notification from Dorset Council of the following planning appeals:</b>
<b>a.</b>	<p><b>Inspectorate's Ref:</b> APP/D1265/W/19/3238495  <b>Proposal:</b> Erect agricultural barn to store hay, tractor and overflow for farm opposite.  <b>Location:</b> Sunnyside, Martins Lane, Milton-on-Stour</p>

	The Town Clerk informed the meeting that an appeal has been made to the Secretary of State in respect of Dorset Council's refusal of permission for an agricultural barn at Sunnyside, Milton-on-Stour. The appeal will be decided on the basis of written representations.
<b>b.</b>	<b>Inspectorate's Ref:</b> APP/D1265/W/19/3238495 <b>Proposal:</b> Erect steel frame agricultural barn for the purpose of storing implements and feed. <b>Location:</b> Milton Farm Cottage, Milton-on-Stour to Wavering Lane Road, Milton-on-Stour SP8 5PX
	The Town Clerk informed the meeting that an appeal has been made to the Secretary of State in respect of Dorset Council's refusal of permission for an agricultural barn at Milton Farm Cottage, Milton-on-Stour. The appeal will be decided on the basis of written representations.
<b>118.</b>	<b>To receive and consider information regarding Rights of Way in Gillingham.</b>
	There was nothing to report.
<b>119.</b>	<b>To receive matters pertinent to this meeting. Please note: 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 von Clemens informed the meeting that Cllr Walsh, Dorset Council Planning Portfolio holder will be attending the meeting of Full Council on Monday 27 <sup>th</sup> January 2020 between 7pm and 7.30pm to discuss future planning policy for Dorset.
<b>b.</b>	Cllr Cullingford raised concerns over the loss of hedgerow in the Wyke Conservation Area.
<b>c.</b>	The Town Clerk reminded members that there will be a workshop for all members on Thursday 16 <sup>th</sup> January at 7.30pm to discuss the town council's five year action plan.
There being no other business on the agenda, the meeting closed at 9.26pm	
<b>Signed:</b> _____ <b>Date:</b> 10 <sup>th</sup> February 2020 <b>Chairman of Planning Committee, Cllr Val Potheary</b>	
<b>PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.</b>	