



GILLINGHAM TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

The minutes of the **Planning Committee** meeting held on **Monday 13th July 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 John Kilcourse
Cllr Sharon Cullingford	Cllr John Robinson
Cllr Alan Frith	Cllr Roger Weeks
Cllr Mike Gould	Cllr Keith Wareham

In Attendance

Town Clerk: Julie Hawkins

Deputy Town Clerk: Clare Ratcliffe

Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News

Public: There were 2 members of the public present.

Minute No

169. To receive apologies for absence.

It was agreed and **RESOLVED** that the apologies for absence received from Cllr Griffin and Cllr Harris are accepted.

170. To approve the minutes of the meeting held on Monday 8th June 2020.

It was agreed and **RESOLVED** to approve the minutes of the meeting held on 8th June 2020.

171. To receive questions pertaining to the previous meeting.

There were no questions.

172. 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 disclosable pecuniary interests, however in the interest of openness and transparency the following personal interests were declared:
Cllr von Clemens, Cllr Kilcourse and Cllr Wareham declared personal interests in agenda item 6(d) and informed the meeting that they would abstain from voting.
Cllr Cullingford confirmed that that she did not have any disclosable pecuniary interests, however she referred to agenda items 6(a) to 6(h) and stated that she is known to all the applicants.

173.	To receive Decision Notices for planning applications from Dorset Council, as follows:
a.	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 Approved
b.	Application No: 2/2020/0036/FUL Proposal: Change of use from agricultural land to create additional car parking area for 18 No. vehicles and create footpath. Location: Football and Supporters Club, Hardings Lane, Gillingham, Dorset SP8 4HX Approved
c.	Application No: 2/2020/0052/HOUSE Proposal: Erect 1 No. extension to existing garage to create ancillary accommodation and playroom. Location: Sandley Lodge, Sandley Lodge Access, Sandley, SP8 5DU Approved
d.	Application No: 2/2020/0216/HOUSE Proposal: Erect a single storey and a two-storey extension and install rear dormer. Convert garage and add roof light to front elevation. Location: 8 Fairybridge Walk, Gillingham, Dorset SP8 4SE Approved
e.	Application No: 2/2019/1649/REM Proposal: 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). Location: Land East of Barnaby Mead, Gillingham, Dorset Approved
f.	Application No: 2/2020/0547/FUL Proposal: Erect 1 No. dwelling and form 2 No. parking spaces. Location: Windyridge Farm, Bay Road, Gillingham, SP8 4EP Refused
g.	Application No: 2/2020/0133/FUL Proposal: Erect 1 No. wooden shed Location: St Simon and St Judes Church, Mapperton Hill to Milton-on-Stour – Road, Milton-on-Stour, SP8 5QD Withdrawn
h.	Application No: 2/2019/1457/HOUSE Proposal: Erect a two-storey extension a single storey extension and make alterations to dormer windows. Location: 8 Fairybridge Walk, Gillingham, Dorset SP8 4SE Withdrawn
i.	Application No: 2/2020/0136/FUL Proposal: Extend existing cafe. Location: The Old Brewery, Wyke Road, Gillingham SP8 4NW Withdrawn
j.	Application No: 2/2020/0053/LBC Proposal: Erect 1 No. two storey extension to existing garage to create ancillary accommodation and playroom. Carry out all internal and external alterations associated with these works. Location: Sandley Lodge, Sandley Lodge Access, Sandley SP8 5DU Withdrawn

k.	<p>Application No: 2/2020/0479/FUL</p> <p>Proposal: Create new access to the Hotel.</p> <p>Location: Milton Lodge Hotel, Mapperton Hill to Milton-on-Stour - Road Milton-on-Stour SP8 5QD</p> <p>Withdrawn</p>
l.	<p>Application No: 2/2018/1082/CPE</p> <p>Proposal: Application for a Certificate of Lawfulness to continue using the land to station a residential mobile home.</p> <p>Location: North Lawn Farm House, Bay Road to Lawn Bridge – Road, Gillingham SP8 5QP</p> <p>Approved</p>
m.	<p>Application No: 2/2020/0472/FUL</p> <p>Proposal: Erect external canopy, parking provision for 6 No. delivery vans, relocation of 3 No. parent and child spaces and lighting column.</p> <p>Location: Waitrose Chantry Fields, Gillingham, Dorset SP8 4UA</p> <p>Approved</p>
	<p>Cllr von Clemens referred to Application No: 2/2019/1649/REM and informed members that he had attended the Dorset Council Planning Committee meeting with the intention of speaking on behalf of Gillingham Town Council, however, due to technical issues at Dorset Council he was unable to speak at the meeting.</p>
174.	To receive and consider planning applications, as follows:
a.	<p>Application No: 2/2020/0651/FUL</p> <p>Proposal: Erect 1 No. dwelling and create 4 No. parking spaces.</p> <p>Location: Land at E 380183 N 126087, Common Mead Lane, Gillingham, Dorset</p>
	<p>It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0651/FUL.</p>
b.	<p>Application No: 2/2020/0648/HOUSE</p> <p>Proposal: Erection of a garage</p> <p>Location: 1 Plantagenet Way, Gillingham, SP8 4TD</p>
	<p>It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0648/HOUSE.</p>
c.	<p>Application No: 2/2020/0199/OUT</p> <p>Proposal: Develop land by the erection of 2 No. dwellings, garages, parking and create new vehicular access. (Outline application to determine access, landscaping and scale).</p> <p>Location: Ham Cottage, Cole Street Lane, East Stour, SP8 5JQ</p>
	<p>It was agreed and RESOLVED to recommend refusal of Application No. 2/2020/0199/OUT as members consider that the proposals constitute an overdevelopment of the site. Members also have concerns that the design of the proposed dwellings are out of character with the area which consists predominantly of dwellings which are well spaced out and situated within large plots.</p>
d.	<p>Application No: 2/2020/0596/FUL</p> <p>Proposal: Erection of 3. community workshop/meeting area buildings</p> <p>Location: Orchard Park Garden Centre, Shaftesbury Road, Gillingham, SP8 5JG</p>
	<p>It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0596/FUL.</p> <p>Cllr von Clemens, Cllr Kilcourse and Cllr Wareham abstained from voting as they had declared personal interests.</p>

e.	Application No: 2/2020/0709/HOUSE Proposal: Erection of replacement front porch Location: Firle House, Dolphin Lane, Gillingham, SP8 4HQ
	It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0709/HOUSE.
f.	Application No: 2/2020/0718/VARIA Proposal: Erect 5 no. dwellings and garages. Demolish existing agricultural buildings (with variation of condition 2 of planning permission 2/2019/1409/FUL - to amend approved plans) Location: Windyridge Farm, Bay Road, Gillingham, SP8 4EP
	It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0718/VARIA.
g.	Application No: 2/2020/0748/FUL Proposal: Erect 4 No. dwellings and create 12 No. parking spaces (demolish agricultural buildings). Location: Agricultural Building, Sandpits Lane, Gillingham, SP8 5JH
	It was agreed and RESOLVED to recommend refusal of Application No. 2/2020/0748/FUL for the following reasons: <ul style="list-style-type: none"> • The site is outside the settlement boundary where development for residential purposes would not normally be allowed. Approval of the application would undermine the general policy of restraint. • The proposed dwellings would sit outside of the footprint of the existing barn and would not lead to an enhancement compared to that approved under the Class Q permission. • The proposed development is considered an overdevelopment of the site and will be an overbearing and prominent feature in the landscape which will have a negative visual impact on the character and appearance of the area. • The proposed development does not conserve, enhance or respect the natural environment. • The proposal will result in overlooking and a loss of privacy to the neighbouring property. • The proposed dwellings will be built on the site of a drainage field which houses the outflow from a septic tank. • The application is considered contrary to North Dorset Local Plan Part 1 (2011-2031) Policies 4, 20, 24, 25, 28 (para.10.142 and para. 10.143) and 29, and Paragraphs 12 and 17 of the Framework.
h.	Application No: 2/2020/0793/HOUSE Proposal: Erection of single storey side extension Location: Deer Leap Farm, Bowridge Hill, Gillingham, Dorset SP8 5QR
	It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0793/HOUSE as the proposed extension is in keeping with the existing dwelling.
175.	To receive and consider information regarding Rights of Way in Gillingham.
a.	To receive and consider an application to divert footpath N64/45, Gillingham, under S.257 of the Town and Country Planning Act 1990. Under section 257 of the Town and Country Planning Act 1990 the Council may make an order to stop up or divert a footpath if it is satisfied that it is necessary to do so to enable development to be carried out.
	It was agreed and RESOLVED to recommend approval of the application subject to direct access to the footpath from the development and the surface being approved by the Ramblers Association.

176.	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.	There were no matters pertinent.
<p>There being no other business on the agenda, the meeting closed at 8.55pm.</p> <p>Signed: _____ Date: _____</p> <p>Chairman of Planning Committee, Cllr Val Potheary</p> <p>PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.</p>	