



## **GILLINGHAM TOWN COUNCIL**

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

### **PLANNING COMMITTEE**

### **MINUTES – 14<sup>th</sup> March 2022**

Minutes of the Planning meeting held on **Monday, 14<sup>th</sup> March 2022** at The Town Hall, Gillingham, commencing at 7.30pm

#### **Present:**

Cllr Val Potheary, Chairman  
Cllr Rupert Evill, Deputy Chairman  
Cllr Laura Ashfield  
Cllr Sharon Cullingford  
Cllr Paul Harris  
Cllr Barry von Clemens

Cllr Alison von Clemens  
Cllr Alan Frith  
Cllr John Kilcourse  
Cllr Mark Walden  
Cllr Roger Weeks

#### **In attendance:**

Julie Hawkins, Town Clerk  
Jill Ezzard, Office Manager  
Jamie Francis, Temporary Administrator  
Eleven members of the public

#### **The following joined the meeting via Microsoft Teams:**

Michael Streeter, Gillingham and Shaftesbury News  
Nicci Brown, Press  
Three members of the public

Prior to the start of the meeting a minute silence was held in memory of Cllr Keith Wareham, who died on 1<sup>st</sup> March 2022.

#### **379. 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 at this point of the meeting. Seven members of the public asked to speak at Agenda Item no. 7a.

#### **380. To receive and accept apologies for absence**

There were no apologies.

**381. To receive any questions pertaining to the previous minutes**

There were no questions pertaining to the previous minutes.

**382. To approve the minutes as a true and accurate record of the Planning Committee meetings held on Monday 14<sup>th</sup> February 2022 and the interim meeting on Monday 28<sup>th</sup> February 2022.**

It was agreed and **RESOLVED** to approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday 14<sup>th</sup> February 2022 and the interim meeting on Monday 28<sup>th</sup> February 2022.

**383. 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.

**384. To receive Decision Notices for planning applications from Dorset Council.**

**a) Application No: P/HOU/2022/00103**

**Proposal:** Demolish conservatory & erect single storey extension to form sunroom & bedroom

**Location:** Stour Croft, Wessex Way, Gillingham, SP8 4LX,

**Decision:** Granted

**b) Application No: P/HOU/2022/00239**

**Proposal:** Extend existing garage to the rear by 2775mm

**Location** Kendalls Lodge, Peacemarsh Road, Gillingham, SP8 5QA

**Decision:** Granted

**c) Application No: P/FUL/2022/00196**

**Proposal:** Replace window with doors to form binstore, and carry out internal alterations

**Location:** Barnaby Mill, Barnaby Mead, Gillingham, SP8 4AD

**Decision:** Granted

**d) Application No: P/HOU/2022/00138**

**Proposal:** Erect single storey extension.

**Location:** 1 Yalbury Wood Way, Gillingham, SP8 4GR

**Decision:** Granted

**e) Application No: P/FUL/2021/05756**

**Proposal:** Remove existing cladding and replace with insulated cladding

**Location:** Fern Brook lodge (Gillingham Grange), Fern Brook Lane, Gillingham, SP8 4QD

**Decision:** Granted

**f) Application No: P/HOU/2021/05301**

**Proposal:** Demolition of existing and erection of replacement outbuilding for use as office, studio and additional accommodation

**Location:** Orchard View, Access to Cottages off Moor Lane, Langham, Gillingham, SP8 5NX

**Decision:** Granted

**g) Application No: P/LBC/2021/02094**

**Proposal:** Demolish existing building and erect 1 No replacement building. Carry out internal and external alterations in association with this

**Location:** Bowridge Hill Farm, Bowridge Hill, Gillingham, SP8 5QS

**Decision:** Granted

**h) Application No: P/FUL/2021/01993**

**Proposal:** Erection of dwelling

**Location:** Springfield, Access to Greenacres, Gillingham, SP8 4HD

**Decision:** Granted

**i) Application No: P/FUL/2020/00118**

**Proposal:** Change of use from residential to bed and breakfast. Erection of single storey extension, double garage and parking area.

**Location:** Pound House and Long Path, Pound Lane, Gillingham, Dorset, SP8 4NP

**Decision:** Granted

**j) Application No: P/NMA/2022/00642**

**Proposal:** Non-material amendment to Reserved Matters Approval No.

2/2018/0483/REM to amend the roofing materials on Plots 8-12, 22-24, 28-31, and the substation building.

**Location:** Land to the East of Lodden Lakes, New Road, Gillingham, Dorset

**Decision:** Withdrawn

**385. To receive and consider planning applications, as follows:**

**a) Application No: P/FUL/2022/00625**

**Proposal:** Change of use to create a residential park home site for the over 55's including access, landscaping and open space

**Location:** Land North of Colesbrook, Dorset, SP8 4HH

The Chairman invited seven speakers to address the council.

**Speaker no. 1** informed the meeting that he was representing a group of residents and raised the following concerns:

- Adverse impact on the setting of heritage assets.
- Harm to the landscape character through an incongruous and regimented layout of park homes.
- Contrary to the Neighbourhood Plan arising from the loss of openness within an 'Important Local Gap'.

- Loss of land safeguarded for new green space, which is a use that would preserve openness.
- Insufficient justification for a development of 43 park home pitches that is general aged restricted housing not meeting specialist needs for old persons.
- The need for the development is not outweighed by the harms.

**Speaker no. 2** raised concerns over the proposed design of the development, the adverse effect on Colesbrook Conservation Area, the loss of an important open gap between Gillingham and the Milton-on-Stour Conservation Area, and the conflict with policies of the Neighbourhood Plan.

**Speaker no. 3** informed the meeting that he is a British Water certified engineer and explained that the size of the proposed attenuation pond is insufficient and cannot demonstrate SUDs compliance.

**Speaker no. 4** raised concerns over the safety of pedestrians and cyclists using the cycle path which would form the western boundary of the proposed development.

**Speaker no. 5** raised objections to the application over the affordability of the homes which would not be mortgageable and would therefore only be available to a restricted market. Speaker no. 5 informed the meeting that the application contained many inaccuracies including a transport summary based on rail connections from Gillingham in Kent.

**Speaker no. 6** raised objections to the loss of biodiversity and the adverse effect to wildlife including bats and Great Crested Newts.

**Speaker no. 7** asked the Town Council to support a request for the application to be considered by the Dorset Council Northern Area Planning Committee if the Case Officer is mindful to approve the application.

Following a debate, it was unanimously agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2022/00625 for the following reasons:

- The site is outside the settlement boundary in open countryside where a general policy of restraint applies and where development is strictly controlled unless it is required to enable essential rural needs. The application is therefore contrary to Policies 2 and 20 of the North Dorset Local Plan Part One.
- The site is located within an historically important area sitting between the Colesbrook Conservation Area and the Milton-on-Stour Conservation Area. The rural setting, character and appearance of these conservation areas define their identity and any development in this area will cause significant harm to their setting.
- Any development in this area will cause significant harm to the setting of the Grade II Listed Church of St Simon and St Jude and the Grade II Listed Purns Mill House.

- Any development in this area will cause significant harm to the setting of the locally listed non-designated heritage assets of the Old Fir Tree Inn, Colesbrook Cottage, Northmoor House, Kendall's House and Kendall's Lodge.
- The proposed development will cause significant harm to this historically important area. The harm will not be outweighed by the benefits derived from the proposed development and therefore the application is contrary to Policy 5 of the North Dorset Local Plan Part One, Policy 27 of the Gillingham Neighbourhood Plan and to the aims of the National Planning Policy Framework.
- The proposed development, which can be viewed from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (ANOB), would have a prominent impact on the landscape and would have a negative visual impact on the character and appearance of the area; therefore, the application is contrary to Policy 4 of the North Dorset Local Plan Part One.
- The proposed development will result in light scatter, spillage and glare which will have a detrimental impact on the local amenity. The light pollution may also have a detrimental effect on the vulnerable Serotine Bats roosting in Northmoor House; therefore, the application is contrary to Policy 4 of the North Dorset Local Plan Part One and to the aims of the National Planning Policy Framework.
- The proposed development may result in the destruction of the habitats for Great Crested Newts.
- The proposed development does not offer any biodiversity gains and the adverse effect on ecology cannot be mitigated against; therefore, the application is contrary to Policy 4 of the North Dorset Local Plan Part One and to the aims of the National Planning Policy Framework.
- The application is contrary to Policy 17 of the North Dorset Local Plan Part One as the proposal will be piecemeal and premature in that it will not bring forward housing in a comprehensive and co-ordinated manner, as agreed through the Master Plan Framework, and will be detrimental to infrastructure delivery for Gillingham.
- The site sits within an area designated for formal outdoor sports provision. Gillingham currently has a deficit of 86.5 acres of amenity green space and the proposed development would result in the loss of a formal area of search for new outdoor sports provision. The proposal is therefore contrary to policies 17 and 22 of the Gillingham Neighbourhood Plan, and paragraphs 98 and 99 of the National Planning Policy Framework.
- The Gillingham Neighbourhood Plan designates the area as an Important Open Gap; therefore, the application is contrary to Policy 22 of the Gillingham Neighbourhood Plan.

- The design of the proposed development does not maintain a sensitive transition between the urban and rural environment and is therefore contrary to Policy 23 of the Gillingham Neighbourhood Plan.
- The density, layout and design of the proposed development does not respect the surrounding context and setting. The proposed development does not respect the qualities and character of nearby buildings and the uniform layout of the park homes would be incongruous and completely at odds with the rural character of this part of Colesbrook; therefore, the application is contrary to Policy 24 of the Gillingham Neighbourhood Plan
- The proposed development does not provide adequate new green infrastructure to improve the quality of life of residents nor does it deliver environmental benefits; therefore, the application is contrary to Policy 15 of the North Dorset Local Plan Part One and Policy 18 of the Gillingham Neighbourhood Plan.
- The proposal will result in an increased danger to highway users, in particular pedestrians and cyclists using the adjoining cycle route to and from Milton-on-Stour Primary School.
- There is no regular public transport available, and occupants will be reliant upon private vehicles. This is not a sustainable option and is contrary to the National Planning Policy Framework.
- The proposed attenuation pond is not SUDs compliant and there would be a risk of flooding to the proposed development.
- The proposal is for general aged restricted housing which will not meet the specialist needs of older persons. There is insufficient evidence to support an aged restricted housing need in Gillingham.
- The Town Council agree with the findings of the Strategic Housing Land Availability Assessment (SHLAA) carried out in 2019 under the reference LA/GILL/008. The conclusion was that development would impact on the setting of the conservation area, the views north, and on the important open gap between Gillingham and Milton on the Stour. It was therefore considered an unsuitable site.
- When undertaking a balancing exercise in respect of the proposed development, the Town Council is of the opinion that the harm to the character and appearance of the area and the setting of heritage assets would be unacceptable and overriding and these adverse effects would significantly and demonstrably outweigh the benefits.

it was agreed and **RESOLVED** that if the Case Officer is mindful to approve the application, the application should be considered by the Dorset Council Northern Area Planning Committee.

- b) **Application No:** P/HOU/2022/01089  
**Proposal:** Convert loft and install dormer  
**Location:** 24 Wessex Way, Gillingham, Dorset, SP8 4LX

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/01089 as the proposal will add a neat addition to the property and there will be no detrimental effects to neighbours.

- c) **Application No:** P/HOU/2022/01061  
**Proposal:** Erect Single Storey Extension  
**Location:** 3 Hanover Lane, Gillingham, SP8 4TA

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/01061 as the proposals will balance and improve the property.

- d) **Application No:** P/RES/2022/00263  
**Proposal:** Develop land by the erection of up to 115 no. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space. (Outline application to determine access) (reserved matters application to determine appearance, landscaping, layout & scale following the grant of outline planning permission P/OUT/2020/00495)  
**Location:** Land to the South East of Lodden Lakes, New Road, Gillingham, Dorset

It was agreed and **RESOLVED** to recommend approval of Planning Application P/RES/2022/00263.

**386. To receive and consider information regarding Rights of Way in Gillingham.**

The Town Clerk informed the meeting that the Rights of Way Liaison Officer has reported a spate of vandalism to footpath fingerposts. Three signs have been snapped off and one post has gone missing. These will be replaced by the footpath working party.

**387. To receive and consider an application for a Definitive Map Modification Order for T677, Motcombe and Gillingham Parishes.**

The application was noted. The Town Council has no evidence to submit.

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

**a) Gillingham Neighbourhood Plan Sub-committee.**

Cllr Cullingford reported that no meeting had taken place within the last month. Work is ongoing and Cllr Cullingford thanked Jamie Francis, Temporary Administrator, for his work in updating the plan.

**389. To receive and consider a request from Dorset Council to officially name Cherry Orchard Lane**

It was agreed and **RESOLVED** that Gillingham Town Council has no objection to officially naming Cherry Orchard Lane.

**390. 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).**

- a) Cllr Weeks asked members to listen to every councillor before making a proposal.
- b) Cllr Cullingford raised concerns over fly posting in the town. The Town Clerk advised members to report fly posting to the Town Hall staff who would take the appropriate action.
- c) Cllr Cullingford raised concerns over the diversion signs erected during the White Hart Market. The Town Clerk will contact the market manager regarding the issue.

**Closure.** The meeting closed at 8.45pm.