



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

MINUTES – 22 January 2024

Minutes of the Planning meeting held on **Monday 22 January 2024** at The Town Hall, Gillingham, commencing at 8.24pm.

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 Mark Walden
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

713. 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 in the meeting. Those present requested to speak during the consideration of specific applications.

714. To receive and accept apologies for absence

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

715. 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.

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

a) Application No: [P/HOU/2023/03623](#)

Proposal: Erect Single Storey Rear Extension

Location: 8 Lodbourne Green, Gillingham, SP8 4EH

At the request of a neighbour, the Town Clerk read out a letter of objection.

The applicant addressed the committee and explained that building work had been started on the assumption that the extension was permitted development; however, building work was stopped as soon as it had been established that planning permission was required.

It was noted that some of the objections raised were not Planning issues and will be covered under Building Regulations.

Members agreed that there are no material planning conditions on which to refuse the application.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2023/03623.

b) 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

This application was for information purposes only and was approved by Dorset Council on 18th January 2024.

The information was noted.

c) Application No: [P/MPO/2024/00046](#)

Proposal: Modification of a planning obligation dated 29/06/2022 to planning permission number P/OUT/2021/04019 to modify the definition of 'Wheelchair accessible Units' in the Definitions section (1.1) and amend Schedule 3, Clause 4 of the S106.

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

It was agreed and **RESOLVED** to recommend approval of Application P/MPO/2024/00046.

d) Application No: [P/FUL/2023/07403](#)

Proposal: Convert existing dwelling into 2 No. dwellings. Erect 1 No. dwelling, bike / bin store, replacement gate piers and form parking.

Location: The Cottage, Peacemarsh Road, Gillingham SP8 4HB

Members agreed that the proposals are sympathetic to the area and will be a good use of the site. It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2023/07403 subject to approval by the Highways Authority

e) Application No: [P/FUL/2023/07473](#)

Proposal: Change of use & conversion of storage barn into 1no. dwelling with external alterations, garage extension & formation of new access.

Location: Lower Langham Barn, Langham Lane, Gillingham, SP8 5NU

Members agreed that the proposed materials will be sympathetic to the area and the proposed dwelling will retain the character of a barn.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2023/07473, subject to approval by all statutory consultees.

f) Application No: [P/FUL/2023/07327](#)

Proposal: Erect dwelling, garage/store and formation of new vehicular access (demolish existing dwelling and outbuildings).

Location: Rose Cottage, Bowridge Hill, Gillingham, SP8 5QS

A member of the public raised objections to the application, as in their opinion, the application is contrary to Policy 28 of the North Dorset Local Plan Part One. The applicant addressed the committee and outlined the proposals.

It was noted that the existing dwelling is not listed and is not included on the list of non-designated heritage assets.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2023/07327, subject to approval by all statutory consultees, for the following reasons:

- The proposed dwelling has been sympathetically designed and will be in character with the area.
- Due to severe structural deterioration, subsidence and heave, it is not possible to save the existing dwelling.
- The proposed new dwelling will be sustainable.

717. To receive matters pertinent to this meeting

- a) Cllr Walden referred to Minute no. 709 of the Planning Committee meeting held on 8th January 2024 and asked whether Cllr Walsh has had an opportunity to deal with the issue of housing developers using management companies to maintain public open spaces. Cllr Walsh explained that the Town and Country Planning Association Community Group would shortly be setting their agendas, and he will ask for the matter to be included.

Closure: The meeting closed at 9.09pm.