



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

Minutes of the Interim Planning meeting held on **Monday, 22nd August 2022** at The Town Hall, Gillingham, commencing at 7.54 pm

Present:

Cllr Val Potheary, Chairman
Cllr Rupert Evill, Deputy Chairman
Cllr Fiona Cullen
Cllr Sharon Cullingford
Cllr Alan Frith

Cllr John Kilcourse
Cllr Donna Toye
Cllr Barry von Clemens
Cllr Mark Walden
Cllr Roger Weeks

In attendance:

Julie Hawkins, Town Clerk
Serena Burgess, Projects and HR Admin Officer

Press and Public:

9 members of the public

464. 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

4 members of the public confirmed they wished to speak on Agenda item no 4 d).

465. To receive and accept apologies for absence

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

466. 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.

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

a) **Application No:** [P/HOU/2022/04666](#)

Location: D'oracle, Milton-on-Stour to Wavering Lane – Road, Milton-on-Stour, Gillingham, SP8 5PX

Proposal: Erect Two Storey Side Extension and Internal Alterations.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/04666 as although the extension is sizeable and close to another property, it is subservient to the main building, is sympathetic in style and the proposed materials match.

b) **Application No:** [P/NMA/2022/04874](#)

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

Proposal: Non-material amendment to Outline Planning Permission No. 2/2018/0036/OUT to vary Condition No. 4 by substituting the approved plans with amended plans to allow the alignment of the Principal Street (approved under Planning Permission No. 2/2020/0379/FUL).

It was agreed and **RESOLVED** to recommend approval of Planning Application P/NMA/2022/04874 as the amendments are innocuous and some are beneficial.

c) **Application No:** [P/FUL/2022/04749](#)

Location: Waterloo Farm, Shaftesbury Road to Gillingham Road, Shearstock SP7 9PT

Proposal: Form new access to replace existing, and access tracks within site.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2022/04749 as it appears to be a safer route. Cllr Weeks voted against the proposal to recommend approval.

d) **Application No:** [P/FUL/2020/00119](#) (Amended)

Location: The Old Brewery, Wyke Road, Gillingham, SP8 4NW

Proposal: Proposed extension to Café, proposed new Pre-Sale inspection building, covered motorcycle parking extension and new car parking for 16 cars, with associated landscaping. (Previous description, Extension to Café)

Cllr Potheary stated that, although Cllr Weeks lives in this area of the town, his property would not be directly impacted by this application and therefore he is not deemed to have a pecuniary interest in this application.

Four members of the public expressed their objections to the application due to it being in a conservation area, an increase in the existing excessive noise pollution from motorcycles and traffic congestion in the small residential area.

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2020/00119 for the following reasons:

- The proposed parking provision is considered not to be at a level appropriate for the size and location of the development and does not have regard to the standards and guidance set out in the North Dorset Local Plan Part 1. Members are concerned that as the number of visitors increase, there will be an increase in indiscriminate parking of vehicles in the surrounding residential area.
- The proposals will result in an increase in visitors which will increase the danger to highway users, in particular those using the B3081 and Pound Lane where there are no pavements.
- The proposals are considered to be an over-development of the site which will be harmful to the character of the Conservation Area and the residential area.
- The proposal is considered to be of an overbearing nature where the enjoyment of the existing properties will be significantly diminished.
- The increase in noise created by additional visitors to the business will cause an unacceptable level of disturbance to the occupants of nearby properties and consequently the application is considered to be contrary to Policy 24 and Policy 25 of the North Dorset Local Plan Part One.
- An increase in unpleasant emissions caused by vehicles, cooking and smoking will adversely affect the neighbouring residents and therefore the application is considered to be contrary to Policy 24 and Policy 25 of the North Dorset Local Plan Part One.
- The proposals are considered to be un-neighbourly and will result in the loss of amenities currently enjoyed by neighbouring residents.
- The proposals, including the proposed loss of trees, will have a negative environmental impact.

468. To receive matters pertinent to this meeting.

There were no matters pertinent.

The meeting closed at 8.40 pm