



GILLINGHAM TOWN COUNCIL

The Town Hall

School Road

GILLINGHAM

Dorset SP8 4QR

Tel: 01747 823588

Email: gtc@gillinghamdorset-tc.gov.uk

Web site: www.gillinghamdorset-tc.gov.uk

PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday 24th February 2020**, at 8.55pm in the Council Chamber, Town Hall, Gillingham, Dorset.

Members Present

Cllr Val Potheary (Chairman)	Cllr Rupert Evill (Deputy Chairman)
Cllr Barry von Clemens	Cllr John Kilcourse
Cllr Alan Frith	Cllr John Robinson
Cllr Paul Harris	Cllr Roger Weeks
Cllr Dennis Griffin	

Non-members Present

Cllr Alison Gale and Cllr Mick Hill

In Attendance

Deputy Town Clerk: Clare Ratcliffe

Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News.

Public: There were 7 members of the public present.

Minute No

132. To receive apologies for absence.

It was agreed and **RESOLVED** that the apologies for absence received from Cllr Cullingford, Cllr Gould and Cllr Wareham are accepted.

133. 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.

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

a. Application No: 2/2020/0024/FUL

Proposal: Erect 1 No. dwelling and form 2 No. parking spaces, (demolish existing garage and container).

Location: Layton, Buckingham Road, Gillingham, Dorset, SP8 4QF

It was agreed and **RESOLVED** to recommend **refusal** for planning application No. 2/2020/0024/FUL for the following reasons:

- The proposal is considered to be an un-neighbourly development by reason of its scale, mass and layout which would result in the living conditions of the occupiers of Layton and No. 4 Buckingham Road being demonstrably and significantly harmed through unacceptable loss of light, overbearing and overshadowing. The development is contrary to policies 24 and 25 of the North Dorset Local Plan, Part 1.

b.	<p>Application No: 2/2019/1746/FUL</p> <p>Proposal: Erect 2 No. dwellings (demolish existing barns and former agricultural structures)</p> <p>Location: Colesbrook Farm, Purns Mill Lane, Colesbrook, SP8 4HJ</p>
	<p>The Chairman invited the agent to speak. The agent outlined the proposals.</p> <p>Following consideration, it was agreed and RESOLVED to recommend refusal for planning application no.2/2019/1746/FUL for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development will not contribute towards the delivery of affordable housing and will not be of significant benefit to the town. • The proposed development is not sustainable. • The site lies within the Colesbrook Conservation Area which is characterised by detached or semi-detached cottages of humble scale, the proposed development of two large dwellings will be out of character and contrary to the Colesbrook Conservation Area appraisal findings and guidance that reflect the special architectural and historic interest of the Conservation Area. • The proposed development will have a detrimental affect on Purns Mill, a listed building (List Entry No:1172599) and site of significant historical interest. • The site is outside the settlement boundary where development for residential purposes would not normally be allowed. • The development is considered to be an overdevelopment of the site and will be an overbearing and prominent feature when viewed from the Milton-on-Stour. • Colesbrook is characterised by dwellings constructed of stone and clay tile with some render, and limited brick, slate and painted stone. The proposed development, which includes timber boarding, is considered to be out of character and contrary to the Colesbrook Conservation Area appraisal. • The light pollution created by this large development in a conservation area devoid of street lights will cause harmful light pollution which will have a detrimental impact on the character and appearance of the Conservation Area especially when viewed from Milton-on-Stour. • The development will increase the level of traffic within this small hamlet (2 x 5-bedroom houses + visitors – mean potentially many more cars passing through this narrow lane). <p>It was agreed and RESOLVED that if the case officer is mindful to approve the application then the application should be considered by the Planning Committee at Dorset Council.</p>
c.	<p>Application No: 2/2020/0066/HOUSE</p> <p>Proposal: Erect single storey building for storage (demolish existing shed).</p> <p>Location: 3 Higherfield, Common Mead Lane, Gillingham, Dorset, SP8 4RB</p>
	<p>It was agreed and RESOLVED to recommend approval for planning application No. 2/2020/0066/HOUSE</p>
d.	<p>Application No: 2/2020/0133/FUL</p> <p>Proposal: Erect 1 No. wooden shed</p> <p>Location: St Simon and St Jude's Church, Mapperton Hill To Milton-on-Stour - Road, Milton-on-Stour, SP8 5QD</p>
	<p>It was agreed and RESOLVED to recommend approval for planning application no. 2/2020/0133/FUL.</p>
e.	<p>Application No: 2/2020/0025/HOUSE</p> <p>Proposal: Convert and rebuild agricultural store into annexe and store</p> <p>Location: Higher Langham Farm, Moor Lane, Langham, SP8 5NX</p>

	It was agreed and RESOLVED to recommend approval for planning application No. 2/2020/0025/HOUSE as the proposal will improve and enhance the building.
f.	Application No: 2/2020/0026/LBC Proposal: Convert and rebuild agricultural store into annexe and store and carry out all internal and external alterations in association with this. Location: Higher Langham Farm, Moor Lane, Langham, SP8 5NX
	It was agreed and RESOLVED to recommend approval for Application No. 2/2020/0026/LBC as the proposal will improve and enhance the building.
g.	Application No: 2/2020/0129/HOUSE Proposal: Erect 1 No. single storey extension. Location: St Andrews, Wyke Road, Gillingham, SP8 4NG
	It was agreed and RESOLVED to recommend approval for Planning Application No. 2/2020/0129/HOUSE.
135.	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).
	There were no matters pertinent.
There being no other business on the agenda, the meeting closed at 9.28pm.	
Signed: _____ Date: 9 th March 2020 Chairman of Planning Committee, Cllr Val Potheary	
PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.	