



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on **Monday 24th October 2022** at The Town Hall, School Road, Gillingham, commencing at 8.51 pm.

Members Present:

Cllr Val Potheary, Chairman

Cllr Rupert Evill, Deputy Chairman

Cllr Fiona Cullen

Cllr Sharon Cullingford

Cllr Alan Frith

Cllr Sarah Snook

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:

3 members of the public

Nobody joined the meeting via MS Teams

490. 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 were 2 members of the public in attendance to answer any questions relating to Agenda item 4c).

491. To receive and accept apologies for absence

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

492. 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.

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

- a) **Application No:** [P/HOU/2022/02773](#) (amended application)
Proposal: Erect Extension
Location: Stonehouse, Wyke Road, Gillingham, Dorset, SP8 4NW

It was agreed and **RESOLVED** to recommend refusal of amended Planning Application P/HOU/2022/02773 as the amended proposal does not address the previous objections submitted by Gillingham Town Council. Stonehouse is situated within the Wyke Conservation Area and is locally listed as a non-designated heritage asset. The design of the proposed extension does not improve or enhance the building and is out of character with Stonehouse; therefore, the application is contrary to Policy 27 of the Gillingham Neighbourhood Plan and Policy 5 of the North Dorset Local Plan Part One.

The Chairman did not vote.

- b) **Application No:** [P/VOC/2022/06094](#)
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). (With variation of Condition Nos. 4 & 17 of Planning Permission No. P/OUT/2020/00495 to amend the access junction and visibility splays).
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/VOC/2022/06094 as it will make the junction safer and provides additional space for hedgerows and trees.

The Chairman did not vote.

- c) **Application No:** [P/VOC/2022/06177](#)
Proposal: Change of Use from Antiques showroom to motorcycle showroom with cafe facilities (with variation of condition 2 of planning permission 2/2017/0336/COU to extend the opening hours).
Location: The Old Brewery, Wyke Road, Gillingham, Dorset, SP8 4NW

Concerns were raised over parking facilities. The Applicant explained that as the building is no longer being used for the sale of motorcycles additional parking is available at the front of the building, and in addition to this, planning permission has been granted for an additional 15 parking spaces at the rear of the building.

The applicant informed the meeting that the extended hours will create more employment opportunities and provide a much needed facility in the town.

Concerns were raised over previous objections raised by neighbours regarding noise. The applicant explained that the nature of the business has changed and the business was no longer a motorcycle dealership.

Cllr Toye proposed recommending refusal of the application due to the loss of amenity for residents, and if the Case Officer is minded to approve the application, the application should be considered by the Dorset Council Northern Area Planning Committee. The proposal was seconded by Cllr von Clemens. A total of 3 councillors voted in favour of the proposal, 4 voted against the proposal. Cllr Weeks and Cllr Snook abstained from voting. The Chairman did not vote. The proposal therefore failed.

Cllr Cullingford proposed recommending approval of the application, this was seconded by Cllr Evill. A total of 4 councillors voted in favour of the proposal and 3 voted against the proposal. Cllr Weeks and Cllr Snook abstained from voting. The Chairman did not vote.

Therefore, it was agreed and **RESOLVED** to recommend approval of Planning Application P/VOC/2022/06177.

494. To receive and note the following prior approval application

a) **Application No:** [P/PASO/2022/06287](#)

Proposal: Installation of 1457 No. monocrystalline solar photo-voltaic modules.

Location: Units 1-4 and 12-20 and 24, Brickfields Business Park, Gillingham, Dorset, SP8 4PX

The Chairman informed the meeting that the application is to determine if prior approval is required for the proposal under the permitted development.

The application was noted. Councillors agreed that this type of application in business parks should be encouraged and that it was disappointing that the Dorset Local Plan does not insist on solar being installed on all new properties.

495. To receive matters pertinent to this meeting.

The Town Clerk reminded Councillors about the Planning training on Thursday evening.

The meeting closed at 9.28 pm.