



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

Minutes of the Interim Planning meeting held on **Monday, 26th September 2022** at The Town Hall, Gillingham, commencing at 8.23pm

Members Present:

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

Cllr A Frith
Cllr Donna Toye
Cllr Barry von Clemens

In attendance:

Julie Hawkins, Town Clerk
Jill Ezzard, Assistant Town Clerk
Cllr Mick Hill, non-member

Press and Public:

1 member of the public

The following joined the meeting via MS Teams:

Michael Streeter, Gillingham and Shaftesbury News
Tilly Wishaw, Senior Planning Manager, Redrow Homes

469. 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

470. To receive and accept apologies for absence

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

471. To receive any questions pertaining to the previous meeting.

There were no questions.

472. To approve the minutes as a true and accurate record of the Planning Committee meetings held on Monday 8th August 2022 and the interim meeting held on Monday 22nd August 2022.

It was agreed and **RESOLVED** to approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday 8th August 2022 and the interim meeting on Monday 22nd August 2022.

473. 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.

474. To receive Decision Notices for planning applications from Dorset Council:

- a) **Application No:** P/HOU/2022/04190
Proposal: Rebuild existing conservatory
Location: Longbury B3081 - West Bourton Road to Westbrook Road, Gillingham, SP8 5NR
Decision: Approved

- b) **Application No:** P/FUL/2022/03746
Proposal: Continue use of dwelling as two separate dwellings
Location: 28 Sherborne Causeway, Shaftesbury, Dorset SP7 9PX
Decision: Approved

- c) **Application No:** P/HOU/2022/03635
Proposal: Erect Two Storey Rear Extension
Location: Lotmore, Wavering Lane East, Gillingham, SP8 4NX
Decision: Approved

- d) **Application No:** P/FUL/2022/02490
Proposal: Erect general purpose agricultural barn
Location: Lower Bowridge Hill Farm, Bowridge Hill, Gillingham SP8 5QS
Decision: Approved

- e) **Application No:** P/HOU/2022/03670
Proposal: Erect single storey rear extension, side entrance canopy and alterations to existing building fenestration (demolish existing conservatory)
Location: Milton Croft, Post Office Road To Pierstons Fields – Road, Milton-on-Stour, Gillingham, SP8 5PY
Decision: Approved

- f) **Application No:** P/HOU/2022/03652
Proposal: Demolish existing garage and replace with Summer House/ Studio (amended description)
Location: The Old Toll House, Wyke Road, Gillingham, SP8 4NQ
Decision: Approved

- g) Application No:** P/HOU/2022/02340
Proposal: Erect conservatory
Location: Allotment Crest, Bay Road, Gillingham, Dorset, SP8 4EP
Decision: Approved
- h) Application No:** P/FUL/2020/00119
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 Cafe).
Location: The Old Brewery, Wyke Road, Gillingham, Dorset, SP8 4NW
Decision: Approved
- i) Application No:** P/FUL/2021/04747
Proposal: Reinstatement of a single dwelling from existing two cottages. Erect single storey extension
Location: 1 & 2 Rope Cottage, Mapperton Hill, Milton-on-Stour SP8 5QG
Decision: Refused
- j) Application No:** P/FUL/2021/04207
Proposal: Continue use of existing agricultural land to residential to provide additional garden area.
Location: Westbrook Cottage, Dry Lane, Gillingham, Dorset, SP8 5DR
Decision: Refused
- k) Application No:** P/PACD/2022/03965
Proposal: Change of use from Commercial, Business and Service (Use Class E) to 2 No. dwellings (Use Class C3).
Location: 7-9 High Street, Gillingham, Dorset, SP8 4AA
Decision: Refused

Cllr Cullingford referred to Application No. P/FUL/2021/04207 and stated that she was pleased to see that Dorset Council had supported the views of the town council.

Cllr Cullingford referred to Application No. P/PACD/2022/03965 and stated that she was pleased to see that through the prior approval process (the process which requires the applicant to apply to the Local Planning Authority for a determination as to whether the approval of the authority will be required) Dorset Council consider the application not to be acceptable. Cllr Cullingford thanked the Town Clerk for her work with this application and requested that her thanks be recorded.

Cllr Frith referred to Application No. P/FUL/2020/00119 and expressed his disappointment in the decision.

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

a) Application No: [P/HOU/2022/05200](#)

Proposal: Erect Single Storey Rear Extension and Replacement Front Porch

Location: Riverdale, Shaftesbury Road, Gillingham, SP8 4LL

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/05200 as the proposed materials will match, the extension will be subservient to the main building and the plot is large enough to accommodate the proposed extension and porch.

b) Application No: [P/RES/2022/04960](#)

Proposal: Erection of 139 dwellings and associated infrastructure including informal and formal public open space pursuant, (reserved matters application to determine access, appearance, landscaping, layout and scale) following the grant of outline planning permission 2/2018/0036/OUT.

Location: West of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham

Following a lengthy discussion, Cllr von Clemens proposed that the council recommends approval of the application subject to a satisfactory highways report, consultation with the town council regarding areas of public open space and the inclusion of tree-lined streets in accordance with the National Planning Policy Framework. Cllr Evill seconded the proposal. Four voting members voted against the proposal.

Cllr Cullingford proposed that the council recommends refusal of the application over concerns regarding the proposed layout, appearance, landscaping and scale of the development. The proposal was seconded by Cllr Frith. Four voting members voted in favour of the proposal.

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/RES/2022/04960, as presented. The following comments were noted.

- The proposed layout of high density housing provides inadequate green areas between dwellings. The proposed landscaping is minimal and will result in a development which will be overbearing. The proposed layout does not respect the character and distinctiveness of the locality, nor does it provide a sensitive transition between the urban and rural environment and this will have a detrimental effect on the character of surrounding rural areas.
NB. Para. 5.50 of the Masterplan Framework (MPF) refers to green edges and states that low to medium density housing, generously spaced in an informal loose perimeter block form offering expansive views out of the urban area, connected by a number of green spaces will characterise these areas. Low order intimate streets, resembling country lanes, with landscaping and soft boundary treatments will further emphasise the low key nature of this character area. The MPF also states that lower densities will occupy the outer edges of the development.

- The proposed development does not provide any biodiversity net gain and the proposed green infrastructure does not deliver any environmental benefits.
- The proposed development does not include any energy efficiency or renewable energy measures, for example the incorporation of solar panels on roofs, nor does it include any measures to mitigate climate change.
- It was noted that although every property with an off-street parking space will be provided with electric vehicle charging points, the affordable housing units will not have any off-street parking. Therefore 25% of the proposed properties will not have any off-street parking or electric vehicle charging point.
- Members support the comments of the Tree Officer and agree that a detailed Arboricultural Method statement (AMS) should be submitted.
- It was noted that rights of way N64/33 and N64/78 will be directly impacted by the proposed development, and it is proposed that these routes will be re-routed through the public open space surrounding the development. Members supported this proposal.
- Members welcome the 25% affordable housing provision.
- With regards to proposed parking provision, members noted that the application is in accordance with national policy. However, members are concerned that there are insufficient off-street parking spaces which will lead to residents and visitors having to park on the streets. The proposed width of the streets does not allow for on-street parking and this will result in an increased danger to highway users which may result in emergency vehicles and refuse collection vehicles being unable to access properties.
- Concerns were raised over insufficient parking provision for the affordable housing units.
- Members agree that further consultation is required with the town council regarding the proposed public open spaces and play areas. Concerns were raised over some of the proposed enclosed play equipment which could result in plays area which will attract anti-social behaviour. The design of dog waste bins was not supported.

c) **Application No:** [P/MPO/2022/05586](#)

Proposal: Modification of S106 Agreement dated 3 September 2021, on Planning Permission 2/2018/0036/OUT - up to 961 dwellings, to remove the requirement for a viability assessment for each phase of development and instead commit to a site wide policy-compliant 25% affordable housing provision, in accordance with a site wide plan and amendment to approved Phasing Plan.

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

It was agreed and **RESOLVED** to recommend approval of Planning Application P/MPO/2022/05586.

Cllr Frith abstained from voting.

- d) **Application No:** [P/FUL/2022/04663](#)
Proposal: Demolish existing two storey house and erect a two-storey dwelling and triple garage.
Location: Sunningdale, Lodden, Gillingham, SP8 4JY

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2022/04663 as it is considered that the proposed new dwelling and car port will create additional run-off and this, combined with water displaced by the proposed alleviation measures, will increase the flood risk to other dwellings downstream and exacerbate flooding of the adjacent highway.

- e) **Application No:** [P/LBC/2022/03883](#)
Proposal: Installation of 2no. windows to main house. Installation of solar panels & wood burning stove/flue to the stables. Demolition & replacement of store with garage with playroom above.
Location: Bainley House, Gillingham, Dorset, SP8 5PD

It was agreed and **RESOLVED** to recommend approval of Planning Application P/LBC/2022/03883 as the proposals will improve the property.

- f) **Application No:** [P/HOU/2022/03882](#)
Proposal: Installation of 2no. windows to main house. Installation of solar panels & wood burning stove/flue to the stables. Demolition & replacement of store with garage with playroom above.
Location: Bainley House, Gillingham, Dorset, SP8 5PD

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/03882 as the proposals will improve the property.

- g) **Application No:** [P/VOC/2022/05157](#)
Proposal: Change use of ground floor from A1 (toyshop) to A3 (coffee shop) (with variation of condition 5 of planning permission 2/2003/0480 to allow for use to include deli/cafe (eat in/takeaway)
Location: 4 The Centre, High Street, Gillingham, SP8 4AB

It was agreed and **RESOLVED** to recommend approval of Planning Application P/VOC/2022/05157.

- h) **Application No:** [P/VOC/2022/05476](#)
Proposal: Erect two storey extension (Variation of condition No. 2 against planning permission P/HOU/2021/03334) to allow removal of windows and adding additional windows on south west elevation, change French doors and window to bi-folding doors and insert 3 No. rooflights on north west elevation.
Location: Westbrook Cottage, Dry Lane, Gillingham, SP8 5DR

It was agreed and **RESOLVED** to recommend approval of Planning Application P/VOC/2022/05476 as the proposals will improve natural light to the dwelling.

i) Application No: [P/HOU/2022/05429](#)

Proposal: Convert loft into living accommodation with two roof lights and a dormer window.

Location: 103 Fern Brook Lane, Gillingham, SP8 4FL

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/05429.

Cllr Cullingford abstained from voting.

476. To receive and consider a new woodland creation scheme by Huntingford Farm.

It was agreed and **RESOLVED** that Gillingham Town Council supports the proposed new woodland creation scheme by Huntingford Farm.

477. To receive and consider a new Tree Preservation Order TPO/2022/0063, West of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham.

It was agreed and **RESOLVED** that Gillingham Town Council supports the application for a New Tree Preservation Order TPO/2022/0063, West of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham

478. To receive and consider reports from Sub-committees and Task and Finish Groups (if available):

a) Developer Engagement Advisory Panel

A report had been circulated prior to the meeting. Please refer to [Appendix A](#)

The report was noted.

b) Neighbourhood Plan

Cllr Cullingford, Lead Member, informed members that the Sub-committee were currently in discussion with the council's consultant and with Dorset Council's Planning Policy Department.

479. To receive matters pertinent to this meeting.

- a) Cllr Potheary informed members that a Planning Public Inquiry is scheduled to take place from 10am on Tuesday 27 September 2022 at The Exchange, Old Market Hill, Sturminster Newton regarding the following planning application:

Application No: P/FUL/2021/02046 Proposal: Construct solar photovoltaic farm, battery storage and associated infrastructure, including inverters, batteries, substations, security cameras, fencing, access tracks and landscaping.
Location: Land at Park Farm, Access to Park Farm, Gillingham

Further information is available via the link below:

[Land at Park Farm, Gillingham, Dorset: Public Inquiry Core Documents - Dorset Council](#)

The meeting closed at 9.40 pm

Minute no. 476

Gillingham Town Council**Developer Engagement Advisory Panel****Notes of a meeting held on Tuesday 6th September 2022 at 10.00am
to discuss the land at Common Mead Lane, Gillingham****Author:** Jill Ezzard, Assistant Town Clerk**Present:**

Cllr Paul Harris, Gillingham Town Council

Cllr Graham Poulter, Gillingham Town Council

David Beaton, Past Chairman of Gillingham Neighbourhood Plan Group

Jill Ezzard, Assistant Town Clerk, Gillingham Town Council

Simon Dobie, Works Manager, Gillingham Town Council

For the purposes of these notes, the above will be referred to as 'The Panel.'

Nick Miller, Barratt David Wilson Homes

James Cross, David Wilson Homes

*For the purposes of these notes, the above will be referred to as 'The developers.'***1. The Purpose of Pre-Application Engagement**

The National Planning Policy (NPPF) covers pre-application engagement and states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.

The NPPF also states that the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach and provide advice in a timely manner throughout the development process.

The National Planning Policy Framework (NPPF) can be viewed in full [HERE](#)

2. Information referred to during the meeting

During the meeting, the following information was referred to:

- Gillingham Neighbourhood Plan which can be viewed on the Dorset Council Website [HERE](#)
- [P/OUT/2021/04019](#) - Land north of Common Mead Lane Gillingham Dorset - Develop land by the erection of up to 80 No. dwellings, form vehicular access, associated open space and infrastructure.
- Draft Design Document from David Wilson Homes.
- S106 Agreements Signed and dated 29th June 2022 can be viewed in full [HERE](#).
- Site Layout.



3. Presentation

A Draft Design Document and Site Layout had been sent by the developers to the panel prior to the meeting for their perusal.

The developers informed the panel that David Wilson Homes had purchased the site, Land off Common Mead Lane, Gillingham with the outline planning permission for up to 80 homes from Fairfax Developers.

The proposed site layout consists of a variety of 2, 3, 4 and 5 bedroom homes. Of these 5 will be wheelchair accessible, at least 14 affordable rented units and 6 Shared Ownership.

4. Questions

The Panel thanked the developers for requesting this meeting and asked the following questions:

- 4.1 The Draft Design Document referred to the bus route along the Wyke Road which is no long in service. Can the developers acknowledge in the final planning documents that there is no bus service operating near this site and the closest bus stop is in the town centre?**

The developers noted this error.

- 4.2 The Draft Design Document referred to the potential to ensure new footpath/cycle routes. Will there be a dedicated cycle path through the site?**

It is hoped the site will be limited to 20mph which will negate the need to have a dedicated cycle path.

- 4.3 The northeast corner of the site plan shows a LEAP with an exposed boundary and providing lack of privacy to a property in Freame Way. Will this be a rectified?**

This was identified by the developers on a recent site visit and more foliage will be added to this area.

- 4.4 The decision notice for the outline planning application Condition 17 states *'The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to and agreed by the Local Planning Authority'*.**

There is no mention of cycle parking on the site plan, will this be added?

Most cyclists will be residents or visitors to a property so they will usually leave their bikes at the property.

It was suggested by the panel that cycle parking would be useful at the LEAP and LAP areas.

4.5 Will electric charging points be included?

Every plot with a driveway and garage will have its own charging point and there will be charging points for the properties with off plot parking.

4.6 How will the surface drainage be controlled?

Two drain sewers will cross the site linking in with existing sewers. There will be several attenuation ponds to hold excess water. These ponds will have a brake system to control the drainage flow into sewers to prevent overloading the sewers during heavy rainfall.

4.7 Clarification was requested regarding the S106 agreement.

4.7.1 Page 16, Start Date – means the date immediately preceding the date on which the Affordable Housing Unit is Occupied by a Local Needs Person.

Does this refer to the first or last Affordable Housing Unit Occupied?

4.7.2 Page 36, section 5 the word least needs to be included in the following sentence:
*Unless otherwise agreed in writing in the Affordable Housing Scheme, the Owner shall provide at **least** 70% of the Affordable Housing Units as Affordable Rented Units with the remainder as Shared Ownership Units.*

4.7.3 Page 44, Transfer 6 - *Following the issue of a Completion Certificate in respect of the LAP, LEAP and Northern Field the Owner shall offer to transfer the LAP, LEAP and/or the Northern Field to the Town Council.*

The panel felt this statement is ambiguous because of the use of the words and/or and confirmation is required from the developer that this will be carried out.

The developer will speak to their legal team involved with S106 agreement to clarify all these points.

As far as the developer representatives were concerned, it was their clear understanding that the LEAP, LAP and Northern Field would be transferred should the Town Council be willing to take them on.

The meeting closed.at 9.40 pm