



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

MINUTES – 27th June 2022

Minutes of the Interim Planning meeting held on **Monday 27th June 2022** at The Town Hall, Gillingham, commencing at 8.32pm

Present:

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

Cllr Alan Frith
Cllr John Kilcourse
Cllr Barry von Clemens

In attendance:

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

Press and Public:

Twelve members of the public (including one via MS Teams)

436. 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

One member of the public stated that he wished to speak at item 4d) on the Agenda.

437. To receive and accept apologies for absence

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

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

There were no questions.

439. 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

Cllr Barry von Clemens declared an interest relating to item 4d) on the Agenda as Chairman of the Gillingham Community Land Trust. Cllr von Clemens stated that he would not participate in any discussion or vote on the matter..

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

a) Application No: P/HOU/2022/03652

Location: The Old Toll House, Wyke Road, Gillingham, SP8 4NQ

Proposal: Demolish existing garage and replace with Summer House/Studio. Erect Porch to main door of property.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/03652 as the proposals will be subservient to the main building and will not be overbearing.

b) Application No: P/LBC/2022/03653

Location: The Old Toll House, Wyke Road, Gillingham, SP8 4NQ

Proposal: Demolish existing garage and replace with Summer House/Studio Add new Porch to main door.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/LBC/2022/03653 as the proposals will be in character with the main building and will not compromise the listed building status.

c) Application No: P/HOU/2022/03635

Location: Lotmore, Wavering Lane East, Gillingham, SP8 4NX

Proposal: Erect two storey rear extension.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/03635 as the proposed extension will be subservient to the main building, the materials will match and it is considered to be a significant improvement.

d) Application No: P/FUL/2022/03709

Location: Plant World Nurseries, Kendall Lane. Milton-on-Stour, Dorset, SP8 5QA

Proposal: Erect 5 No. dwellings with garages, form new vehicular and pedestrian access and block in existing access. Create estate road and associated infrastructure.

Erect 1 No. detached cafe and 1 No. detached workshop with parking.

The Chairman invited a member of the public to speak.

The member of the public raised the following objections to the application:

- This is an area of special historic interest, the character and appearance of which should be preserved or enhanced.
- The development would have a detrimental impact on the village and harm the visual impact of Kendall's House, one of its important buildings.
- The Milton-on-Stour Village Plan states there should be no new development outside the Village envelope.
- The Preliminary Ecological Appraisal site visit was not fully completed - there was no attempt to go to the pond beside Kendalls Lane, a likely site of Great Crested Newts or to visit the rich wildlife and woodland in this large part of the site. The Appraisal did not locate the pond at the School (some 200 m from Plantworld) where there are 20 breeding pairs.
- The Appraisal found no evidence of roosting bats, although there are a considerable number of bats living in the outbuildings of Kendalls House that overlooks the site. The light levels from 5 densely packed houses, a café and workshop will possibly bring light levels to above that which bats and other species will tolerate. The buildings may also disrupt bat flight paths across the village.
- The development would damage the Milton-on-Stour Conservation area and the rich biodiversity in this area irrevocably.

Councillors were supportive of a café and workshop in bringing employment to the village. However, this does not outweigh the negative ecological impact of the development.

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2022/03709 as further survey work is required before the applicant is able to demonstrate the required biodiversity net gain.

e) Application No: P/FUL/2022/03746

Location: 28 Sherborne Causeway, Shaftesbury, Dorset, SP7 9PX

Proposal: Continue use of dwelling as two separate dwellings

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2022/03746 as this is an internal amendment only so does not involve any external change to the property.

441. To receive matters pertinent to this meeting. Please note: 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.

The meeting closed at 9.01 pm