



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

MINUTES – 28th FEBRUARY 2022

Minutes of the Planning meeting held on **Monday, 28th February 2022** at The Olive Bowl, Gillingham, commencing at 8.15pm

Present:

Cllr Val Potheary, Chairman

Cllr Rupert Evill, Deputy Chairman

Cllr Laura Ashfield

Cllr Barry von Clemens

Cllr Sharon Cullingford

Cllr Alan Frith

Cllr Paul Harris

Cllr John Kilcourse

Cllr Mark Walden

Cllr Roger Weeks

In attendance:

Julie Hawkins, Town Clerk

Serena Burgess, Project Administrator

One member of the public

The following joined the meeting via Microsoft Teams:

Michael Streeter, Gillingham and Shaftesbury News

374. 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 was no public participation at this point of the meeting.

375. To receive and accept apologies for absence

It was agreed and **RESOLVED** to accept the apologies received from Cllr Alison von Clemens and Cllr Keith Wareham who were unable to attend due to personal reasons.

376. 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 Walden declared a disclosable pecuniary interest in Planning Application No. P/PACD/2022/00747 as a close neighbour of the property.

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

a) Application No: [P/HOU/2022/00757](#)

Proposal: Single Storey Extension

Location: 2 Lawrence Cottages, Lawrence Walk, Gillingham, SP8 4JU

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/HOU/2022/00757 for the following reasons:

- There is insufficient space between the proposed extension and the neighbouring boundaries which will lead to a loss of amenity for the neighbouring properties, and
- the proposed diversion of the access path will result in a loss of amenity for the neighbouring properties.

b) Application No: [P/HOU/2022/00669](#)

Proposal: Erect single storey extension.

Location: 3 Lawrence Cottages, Lawrence Walk, Gillingham, SP8 4JU

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/HOU/2022/00669 for the following reasons:

- There is insufficient space between the proposed extension and the neighbouring boundaries which will lead to a loss of amenity for the neighbouring properties, and
- the proposed diversion of the access path will result in a loss of amenity for the neighbouring properties.

c) Application No: [P/FUL/2022/00482](#)

Proposal: Erect 4 No. dwellings, garages and create 8 No. parking spaces.

Location: Horkesley Hall Farm, Common Mead Lane, Gillingham, SP8 4RE

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2022/00482 for the following reasons:

- The proposed development is outside of the town's settlement boundary in open countryside where a general policy of restraint applies;
- the proposed dwellings would have a prominent impact on the landscape and would have a negative visual impact on the character and appearance of the area;
- 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 in an area devoid of streetlights and will cause harmful light pollution which will have a detrimental impact on the character and appearance of this rural area;

- the site is served by a sub-standard rural lane which is single carriageway width with no footways or usable highway verges and additional vehicle movements will adversely impact upon the safety of highway users;
- there is no public transport available, therefore occupants will be reliant on private vehicles which is not sustainable and contrary to the NPPF;
- the adverse effect on ecology and biodiversity cannot be mitigated against, and
- the benefits of the proposed development do not outweigh the harm.

It was agreed and **RESOLVED** that if the case officer is mindful to approve the application, the application should be considered by the Dorset Council Northern Area Planning Committee.

d) Application No: [P/NMA/2022/00642](#)

Proposal: Non-material amendment to Reserved Matters Approval No. 2/2018/0483/REM to amend the roofing materials on Plots 8-12, 22-24, 28-31, and the substation building

Location: Land to the East of Lodden Lakes, New Road, Gillingham

It was agreed and **RESOLVED** to recommend approval of Planning Application P/NMA/2022/00642.

e) Application No: [P/PACD/2022/00747](#)

Proposal: Change of use from Commercial, Business and Service (Use Class E) to 2 no. dwellings (Use Class C3)

Location: Unit 2 to 3 Woodcock Court, Queen Street, Gillingham, SP8 4DZ

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/PACD/2022/00747 as the proposal will result in the loss of commercial premises and insufficient evidence has been provided to prove that the property cannot continue as Class E use (commercial, business or service).

Cllr Walden abstained from voting as he had declared an interest.

f) Application No: [P/HOU/2022/00856](#)

Proposal: Erect single storey flat roof extension

Location: 1 Plantagenet Way, Gillingham, SP8 4TD

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/00856 as the proposed extension will be subservient to the property and there will be no detrimental effects to the street scene.

g) Application No: [P/NMA/2022/00866](#)

Proposal: Non-material amendment to Planning Permission No. 2/2019/1181/HOUSE to change the roof material.

Location: 1 Knoll Place, Gillingham, SP8 4HS

It was agreed and **RESOLVED** to recommend approval of planning Application P/NMA/2022/00866.

378. 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.

Closure. The meeting closed at 9.05pm.