



## GILLINGHAM TOWN COUNCIL

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# PLANNING COMMITTEE

The minutes of the **Planning Committee** meeting held on **Monday 9<sup>th</sup> March 2020**, at 7.35pm in Chantry Community Office, 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 Dennis Griffin	Cllr Roger Weeks

## Non-members Present

None

## In Attendance

Town Clerk: Julie Hawkins

## Press and Public

Press: Michael Street, Gillingham and Shaftesbury News

Public: There were 10 members of the public present.

## Minute No

<b>136.</b>	<b>To receive apologies for absence.</b>
	It was agreed and <b>RESOLVED</b> that the apologies for absence received from Cllr Cullingford, Cllr Gould, Cllr Harris and Cllr Wareham are accepted.
<b>137.</b>	<b>To approve the minutes of the meeting held on Monday 10<sup>th</sup> February 2020 and the interim meeting held on Monday, 24<sup>th</sup> February 2020.</b>
	It was agreed and <b>RESOLVED</b> to approve the minutes of the meeting held on 10 <sup>th</sup> February 2020 and the interim meeting held on Monday, 24 <sup>th</sup> February 2020.
<b>138.</b>	<b>To receive questions pertaining to the previous meeting.</b>
	There were no questions.
<b>139.</b>	<b>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.</b>
	There were no disclosable pecuniary interests.
<b>140.</b>	<b>To receive Decision Notices for planning applications from Dorset Council, as follows:</b>
<b>a.</b>	<b>Application No:</b> 2/2019/0559/FUL <b>Proposal:</b> Demolish existing garage and workshop. Erect 4 No. dwellings and provide parking and carport. <b>Location:</b> Forge Garage, Back Lane, Milton-on-Stour, SP8 5PZ <b>Approved</b>

<b>b.</b>	<b>Application No:</b> 2/2019/1684/FUL <b>Proposal:</b> Erect garage/carport. <b>Location:</b> Land at E3 80629 N 127902, Peacemarsh Road to Bowridge Hill – Lane, Colesbrook, Gillingham, Dorset <b>Approved</b>
<b>c.</b>	<b>Application No:</b> 2/2019/1820/FUL <b>Proposal:</b> 2/2019/1820/FUL   Erect 1 No. dwelling (demolish existing agricultural building). <b>Location:</b> Bowridge Hill Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QS <b>Approved</b>
<b>d.</b>	<b>Application No:</b> 2/2019/1555/LBC <b>Proposal:</b> Repair roof truss, repointing, replace window lintels and associated repairs, install flue and carry out associated internal and external alterations. <b>Location:</b> Chantry Cottage, The Square, Gillingham, SP8 4AY <b>Approved</b>
<b>e.</b>	<b>Application No:</b> 2/2019/1815/HOUSE <b>Proposal:</b> Extensions and Alterations <b>Location:</b> Somerley, Bleet Lane To New Road, Madjeston, Dorset, SP8 5JH <b>Approved</b>
<b>f.</b>	<b>Application No:</b> 2/2019/1570/HOUSE <b>Proposal:</b> Erect 1 No. extension <b>Location:</b> 3 Cloverfields, Gillingham, SP8 4UP <b>Approved</b>
<b>g.</b>	<b>Application No:</b> 2/2019/1600/FUL <b>Proposal:</b> Convert 2 No. flats into 1 No. dwelling. <b>Location:</b> Flats 1 and 2, The Mill House, High Street, Gillingham, Dorset, SP8 4AH <b>Approved</b>
<b>h.</b>	<b>Application No:</b> 2/2019/1778/LBC <b>Proposal:</b> Convert 2 No. flats into 1 No. dwelling and carry out associated internal and external alterations. <b>Location:</b> Flats 1 and 2, The Mill House, High Street, Gillingham, Dorset, SP8 4AH <b>Approved</b>
<b>141.</b>	<b>To receive and consider planning applications, as follows:</b>
<b>a.</b>	<b>Application No:</b> 2/2020/0053/LBC <b>Proposal:</b> Erect 1 No. two storey extension to existing garage to create ancillary accommodation and playroom. Carry out all internal and external alterations associated with these works. <b>Location:</b> Sandley Lodge, Sandley Lodge Access, Sandley, SP8 5DU
	It was agreed and <b>RESOLVED</b> to recommend <b>refusal</b> for Listed Building Application No. 2/2020/0053/LBC as Sandley Lodge is situated in an area of open countryside outside of the town's settlement boundary and the proposal to double the size of the respective building's footprint, in order to provide detached self-contained accommodation, is considered to be detrimental to the setting of the listed building. The light pollution created by the proposal in an area devoid of street lights is considered to cause harmful light pollution which would have a detrimental impact on the character and appearance of the listed building and its setting.
<b>b.</b>	<b>Application No:</b> 2/2020/0052/HOUSE <b>Proposal:</b> Erect 1 No. two storey extension to existing garage to create ancillary accommodation and playroom. <b>Location:</b> Sandley Lodge, Sandley Lodge Access, Sandley, SP8 5DU

	<p>It was agreed and <b>RESOLVED</b> to recommend <b>refusal</b> for planning application no.2/2020/0052/HOUSE as Sandley Lodge is situated in an area of open countryside outside of the town's settlement boundary and the proposal to double the size of the respective building's footprint, in order to provide detached self-contained accommodation, is considered to be detrimental to the setting of the listed building. The light pollution created by the proposal in an area devoid of street-lights is considered to cause harmful light pollution which would have a detrimental impact on the character and appearance of the listed building and its setting.</p>
<b>c.</b>	<p><b>Application No:</b> 2/2020/0136/FUL  <b>Proposal:</b> Extend existing café.  <b>Location:</b> The Old Brewery, Wyke Road, Gillingham, SP8 4NW</p>
	<p>The Chairman invited members of the public to speak.</p> <p><b>Resident No. 1</b> objected to the application and raised concerns over of the possible increase in harmful emissions caused by vehicles and motorcycles visiting the café. He stated that it was his understanding that high performance motorcycles have higher emissions than most vehicles.</p> <p><b>Resident No. 2</b> objected to the application and stated that the proposal to expand the seating capacity from 40 to 80 would have a detrimental effect on residents living in the area. He stated that the existing parking facilities were insufficient for the current number of visitors and the proposed increase in number will exacerbate existing parking problems. The proposal will increase the number of vehicles and will increase the danger to highway users, particularly pedestrians.</p> <p><b>Resident No. 3</b> objected to the application and raised concerns over the increase in noise from vehicles and from people.</p> <p><b>Resident No. 4</b> objected to the application and explained that as a neighbour of the café he is unable to sit in his garden due to the smell of cooking and cigarettes. He explained that as part of the original planning application he had been informed that the café would be selling cakes and sandwiches; however, the café now offers cooked meals and the smell of food is causing a problem to neighbouring residents. He stated that it was his understanding that as part of the original planning application there would be no maintenance of motorcycles, however this is not the case.</p> <p><b>Resident No. 5</b> objected to the application and raised health and safety concerns.</p> <p><b>Resident No. 6</b> objected to the application and stated that there is already an excessive number of vehicles that are parking in unsuitable and dangerous areas of the highway and the proposal will exacerbate the existing parking problems.</p> <p>Following consideration of the application members unanimously agreed and <b>RESOLVED</b> to recommend <b>refusal</b> for planning application No. 2/2020/0136/FUL for the following reasons:</p> <ul style="list-style-type: none"> <li>• Inadequate parking provision. The existing parking facilities are unable to cope with the existing number of visitors which has resulted in indiscriminate parking of vehicles in the surrounding residential area. The proposal will exacerbate these existing parking problems and increase the danger to highway users.</li> <li>• The increase in traffic will increase the danger to highway users, in particularly pedestrians using the B3081 and Pound Lane where there are no pavements.</li> </ul>

	<ul style="list-style-type: none"> <li>• The increase in noise created by visitors to the business will cause an unacceptable level of disturbance to the occupants of nearby properties and consequently the application is considered to be contrary to Policy 24 of the North Dorset Local Plan Part One.</li> <li>• An increase in unpleasant emissions caused by vehicles, cooking and smoking will adversely affect the neighbouring residents and therefore the application is considered to be contrary to Policy 24 of the North Dorset Local Plan Part One.</li> <li>• The proposals are considered to be un-neighbourly and will result in the loss of amenities currently enjoyed by neighbouring residents.</li> <li>• Insufficient information has been provided by the applicant regarding measures to mitigate against the impact of the proposal on surrounding trees and wildlife.</li> </ul>
<b>d.</b>	<b>Application No:</b> 2/2019/1305/FUL <b>Proposal:</b> Remove and replace existing windows. <b>Location:</b> 57-62 Addison Close, 3 - 5 Lodden View, 74-81 The Meadows, Gillingham, Dorset, SP8 4JS
	It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> for planning Application No. 2/2019/1305/FUL.
<b>142.</b>	<b>To receive and consider information regarding Rights of Way in Gillingham.</b>
	Following a discussion regarding the proposal to divert Footpath 73 between Gillingham and Milton-on-Stour it was agreed and <b>RESOLVED</b> that a task and finish group should be formed comprising of Cllr Poulter and Cllr Gould. The task and finish group will report to the Planning Committee.
<b>143.</b>	<b>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).</b>
<b>a.</b>	<p>The Town Clerk informed the meeting that an application was submitted to Historic England by Dorset Council, to add the former National Westminster Bank building in Gillingham to Historic England's list of Buildings of Special Architectural or Historic Interest. Historic England considered all the representations made, and following an assessment of the building, made a recommendation to the Secretary of State for Digital, Culture, Media and Sport for the building to be listed. Confirmation has now been received from Historic England that the former National Westminster Bank building is now listed at Grade II.</p> <p>The local planning authority will now be preparing the statutory notices required under the Planning (Listed Buildings and Conservation Areas) Act 1990 Buildings of Special Architectural or Historic Interest. The Town Clerk confirmed that the listing of the building took effect on the day that the List entry was published on the National Heritage List for England.</p> <p>Further information is available via the following link:  <a href="https://historicengland.org.uk/listing/the-list/list-entry/1467253">https://historicengland.org.uk/listing/the-list/list-entry/1467253</a> </p>

b.	<p>The Town Clerk informed the meeting that confirmation has been received from Dorset Council that the remains of East Haines House and the adjacent section of the deer park pale has been designated as a scheduled monument (List Entry Number: 1465898). The site is approximately 150m south-east of Windyridge Farm, Bay Road, Gillingham, North Dorset, SP8 4EP.</p> <p>Further information is available via the following link:  <a href="https://historicengland.org.uk/sitesearch?search=1465898">https://historicengland.org.uk/sitesearch?search=1465898</a></p>
<p>There being no other business on the agenda, the meeting closed at 8.21pm.</p>          <p><b>Signed:</b> _____ <b>Date:</b> 14<sup>th</sup> April 2020</p> <p><b>Chairman of Planning Committee, Cllr Val Potheary</b></p>	
<p><b>PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.</b></p>	