



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

MINUTES – 9th May 2022

Minutes of the Planning meeting held on **Monday, 9th May 2022** at The Town Hall, Gillingham, commencing at 7.30pm

Present:

Cllr Rupert Evill, Deputy Chairman
Cllr Alan Frith
Cllr Roger Weeks
Cllr Laura Ashfield
Cllr Mark Walden

Cllr Barry von Clemens
Cllr John Kilcourse
Cllr Alison von Clemens
Cllr Paul Harris

In attendance:

Jill Ezzard, Assistant Town Clerk
Serena Burgess, Projects and HR Admin Officer
Cllr Donna Toye, non-member
Three members of the public

The following joined the meeting via Microsoft Teams:

Cllr Val Potheary
Michael Streeter, Gillingham And Shaftesbury News

In accordance with legislation Councillors joining the meeting via Microsoft Teams were not permitted to vote.

408. 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.

409. To receive and accept apologies for absence

It was agreed and **RESOLVED** to accept the apologies received from Cllr Val Potheary and Cllr Sharon Cullingford who were unable to attend for personal reasons.

410. To receive any questions pertaining to the previous minutes

There were no questions pertaining to the previous minutes.

411. To approve the minutes as a true and accurate record of the Planning Committee meetings held on Monday 11th April 2022 and the interim meetings on Monday 25th April 2022 and 22nd November 2021.

It was agreed and **RESOLVED** to approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday, 11th April 2022 and the interim meetings on Monday 25th April 2022 and 22nd November 2021.

412. 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.

413. To receive Decision Notices for planning applications from Dorset Council.

a) Application No: [P/NMA/2022/01992](#)

Proposal: Non-material amendment to planning permission No.

P/HOU/2021/03334 - to include additional window to South East elevation

Location: Westbrook Cottage, Dry Lane, Gillingham, Dorset SP8 5DR

Decision: Granted

b) Application No: [P/HOU/2022/01518](#)

Proposal: Proposed Dormer to West Elevation and a Glazed Gable to the South Elevation

Location 36 Wren Place, Gillingham, Dorset SP8 4WE

Decision: Granted

c) Application No: [P/OUT/2022/01060](#)

Proposal: Erection of 6 industrial units, modify vehicular access and form parking and turning area (outline application with all matters reserved)

Location: Unit 8, Brickfields Industrial Estate, Gillingham, Dorset SP8 4LT

Decision: Granted

d) Application No: [P/HOU/2022/00194](#)

Proposal: Erect single storey rear extension.

Location: Tonger, 12 New Road, Gillingham, SP8 4JH

Decision: Granted

e) Application No: [P/HOU/2022/00269](#)

Proposal: Erect 2 No. Two Storey Side/Rear Extensions

Location: 1 Stour Meadows, Gillingham, SP8 4SG

Decision: Granted

- f) **Application No:** [P/FUL/2021/04044](#)
Proposal: Part demolition, refurbishment and extension of existing industrial units to create additional warehousing and production space.
Location: Building 4, Brickfields Industrial Estate, Gillingham
Decision: Granted
- g) **Application No:** [P/FUL/2021/02288](#)
Proposal: Change of use of land and access and creation of new amenity lake, construction of car park, provide 4 no. camping pods, 2 no. wc's/wet rooms
Location: Walnut Tree Farm, Westbrook Road, Westbrook, Dorset SP8 5RA
Decision: Granted
- h) **Application No:** [P/HOU/2022/01726](#)
Proposal: Erect single storey side extension and convert loft space. Demolish existing garage, rear lean-to and greenhouse.
Location: Merleydene, 13 Common Mead Avenue, Gillingham, Dorset SP8 4NB
Decision: Withdrawn

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

- a) **Application No:** [P/HOU/2022/01641](#)
Proposal: Proposed extension to side and rear of existing bungalow. Demolish garage. Create new hardstanding for 3 cars.
Location: Doverdale, Pound Lane, Gillingham, SP8 4NP

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2022/01641 as the proposal will enhance and improve the property.

- b) **Application:** [P/FUL/2022/02397](#)
Proposal: Demolition of existing former co-op store and redevelopment of the site to provide 42 no. residential units, comprising 4 no. houses (C3), 30 no. apartments (C3) and 8 no. assisted living apartments (C2), 83sqm of commercial space (Class E) allotments, landscaping and other associated works.
Location: Former Coop Store and Car Park, High Street, Gillingham, SP8 4AG

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2022/02397 for the following reasons:

- Inadequate number of parking spaces for the number of proposed residential units will result in an overspill parking in neighbouring roads.
- The proposal promotes electric vehicles but it is not clear whether charging points have been included.
- The proposal fails to provide the required parking of 1 space per 20m² retail floor space plus 1 per 100m² for staff which is contrary to Policy 23 of the North Dorset Local Plan Part Two.

- It is not clear how many disabled parking spaces are allocated for the assisted living as stipulated under c26 of the North Dorset Local Plan Part One.
- The proposal will result in an increase of traffic on the High Street and an increased danger to highway users at Buckingham Road, which is not considered suitable as an access road.
- The proposed development is out of scale with its surroundings and will have a poor relationship with neighbouring properties. The size and scale will have an overbearing, overshadowing and damaging effect on the neighbouring properties along with the proposed open spaces and allotment gardens. The design of the three-storey modern block is unsympathetic to the neighbouring properties in Buckingham Road. Therefore, the application is contrary to Policy 24 and 25 of the North Dorset Local Plan Part One and to the aims of the National Planning Policy Framework.
- The proposal will result in the loss of Primary Shopping Frontage which is contrary to Policy 12 of the North Dorset Local Plan Part One and Policy 7 of the Gillingham Neighbourhood Plan which states that the loss of retail outlets to residential use on the ground floor in areas of primary and secondary shopping frontages will be resisted.

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.

c) Application No: [P/FUL/2022/02614](#)

Proposal: Installation of 3 x 15-metre columns along with new LED lighting units to light rugby training pitch.

Location: North Dorset Rugby Football Club, Longbury Hill Lane, Gillingham, SP8 5SY

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2022/02614 as the LED lights will be more efficient and light pollution will be minimal.

d) Application No: [P/CLE/2022/02306](#)

Proposal: Certificate of lawfulness for use of property as a residential dwelling

Location: East Lawn Farm, Gillingham, SP8 5QN

The application was noted. The Town Council has no evidence to submit.

415. To receive and consider information regarding Rights of Way in Gillingham.

There was nothing to report.

416. To receive and consider reports from sub-committees and task and finish groups, if available, as follows:

a) Neighbourhood Plan Sub-Committee (Cllr Sharon Cullingford)

No report was received.

417. 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 8.03pm.