



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

MINUTES - 8 February 2021

The minutes of the Planning Committee meeting convened on Monday 8th February 2021 at 7.30pm. The meeting was held remotely using appropriate technology in accordance with The Local Authorities Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 ("the 2020 Regulations") which came in to force on 4th April 2020.

Present:

Cllr Val Potheary, Chairman	Cllr Dennis Griffin
Cllr Rupert Evill, Deputy Chairman	Cllr Paul Harris
Cllr Barry von Clemens	Cllr John Kilcourse
Cllr Sharon Cullingford	Cllr John Robinson
Cllr Alan Frith	Cllr Keith Wareham
Cllr Mike Gould	Cllr Roger Weeks

Non-members:

Cllr A von Clemens, Cllr Mick Hill, Cllr Graham Poulter, Cllr Donna Toyne

In attendance:

Deputy Town Clerk, Clare Ratcliffe

Press and Public:

Michael Streeter, Gillingham and Shaftesbury News
There were fourteen members of the public present

264. 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

Three members of the public and two Councillors who are not members of the Planning Committee spoke at Agenda Item No. 7a.

265. To receive and accept apologies for absence

There were no apologies for absence received.

266. To approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday 11th January and the interim meeting on Monday 25th January 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 January 2021 and the interim meeting on Monday 25th January 2021.

267. To receive any questions pertaining to the previous minutes

There were no questions pertaining to the previous minutes.

268. 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.

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

a) Application No: [2/2020/1266/FUL](#)

Proposal: Extend roof and form 2 No. dormers and install roof lights to provide additional room in roof space

Location: The Old Stables, Milton Lodge Hotel, Mapperton Hill to Milton-on-Stour – Road, Milton-on-Stour SP8 5QD

Decision: Granted

b) Application No: [2/2020/0910/FUL](#)

Proposal: Change of use of agricultural building to a cabinet maker's workshop.

Location: Huntingford Farm, Huntingford Road, Huntingford SP8 5QQ

Decision: Granted

c) Application No: [2/2020/0940/HOUSE](#)

Proposal: Erect replacement workshop (demolish existing).

Location: Chantry Cottage, The Square, Gillingham SP8 4AY

Decision: Granted

d) Application No: [2/2020/1301/FUL](#)

Proposal: Conversion of agricultural building into 1 no. dwelling.

Location: The Chymes, Westbrook Road, Westbrook, Gillingham SP8 5DT.

Decision: Refused

270. To receive notification that an appeal has been made to the Secretary of State against refusal by Dorset Council for application no. [2/2020/0867/FUL](#), to erect 1 No. dwelling and form 2 No. parking spaces, (demolish existing garage and container) on land off Buckingham Road, Gillingham, Dorset.

The details were noted.

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

a) Application No: [P/OUT/2020/00472](#)

Proposal: Develop land by the erection of up to 85 No. dwellings, form vehicular access, associated open space and infrastructure. (Outline application to determine access).

Location: Land North of Common Mead Lane, Gillingham, Dorset.

Three members of the public were invited to speak.

Resident A raised concerns over an increase in traffic at Eccliffe which could exacerbate existing highway issues. He informed the meeting that the lane through Eccliffe is narrow, steep, in poor condition and floods. Vehicles use the lane as a cut-through to avoid the town centre and this has increased the danger to other highways users, especially pedestrians and horse riders. The lane is not a classed as a road and will not be able to cope with an increase in traffic as a result of the proposed development. Resident A also raised concerns over the disturbance and the loss of amenity to the neighbouring residential care home and highlighted the lack of green spaces in Gillingham.

Resident B raised concerns over the detrimental effect to biodiversity, in particular the Serotine Bats which are considered to be vulnerable, and the Great Crested Newts. Reference was made to the proposed mitigation measures which Resident B considered to be inadequate, especially as the increase in domestic pets will result in a loss of wildlife. Reference was made to Climate Change, the impact on global warming, the Clean Air Act and the Dorset Council Climate Emergency Plan. Resident B drew members attention to the objection submitted by Bupa who own land across the proposed access to the site.

Resident C raised concerns over the possibility of future development in neighbouring fields.

The Chairman reminded the meeting that consideration can only be given to the application as presented.

Cllr Poulter, non-member, was invited to speak. Cllr Poulter referred to the National Planning Policy Framework (NPPF) which states at Para 11 that plans and decisions should apply a presumption in favour of sustainable development. Cllr Poulter raised objections to the application under the three objectives of the NPPF: economic, social and environmental.

Cllr Toye, non-member, was invited to speak. Cllr Toye referred to Policy 5 of the North Dorset Local Plan Part One and raised concerns over the detrimental effect the proposal will have to the setting of an historically sensitive area which surrounds the proposed development site and includes an historic monument (No. MDO3908, HER No. 2 020 132).

All members were invited to speak and following consideration of the application it was unanimously agreed and **RESOLVED** to recommend refusal of Planning Application P/OUT/2020/00472 for the following reasons:

- The proposal will result in an increased danger to highway users, in particular those using the lanes at Eccliffe.
- There is insufficient public transport available and the occupants of the proposed development will have no alternative but to use private vehicles which is not a sustainable option.
- Wyke Primary School is at capacity and is unable to accommodate any additional children.
- The proposed development will result in the loss of amenity to the neighbouring residential care home and is therefore contrary to Policy 25 of the North Dorset Local Plan Part One.
- The application is contrary to Policy 17 of the North Dorset Local Plan Part One as the proposal will be piecemeal and premature in that it will not bring forward housing in a comprehensive and co-ordinated manner, as agreed through the Master Plan Framework, and will be detrimental to infrastructure delivery for Gillingham.
- The proposed development does not provide play areas or adequate new green infrastructure to improve the quality of life of residents and deliver environmental benefits, therefore, the application is contrary to Policy 15 of the North Dorset Local Plan Part One and Policy 18 of the Gillingham Neighbourhood Plan. A Section 106 agreement will not adequately off-set the loss of this open space.
- The proposed development is contrary to Policy 17 of the Gillingham Neighbourhood Plan as the site sits within an area designated for formal outdoor sports provision.
- The proposed development is contrary to Policies 2 and 17 of the North Dorset Local Plan as part of the site is situated outside of the settlement boundary.
- The proposed development does not offer any biodiversity gains and is therefore contrary to Policy 4 of the North Dorset Local Plan Part One.
- Any development in this area will be harmful to the setting of this historically important area and will be contrary to Policy 5 of the North Dorset Local Plan.

- There is insufficient evidence to support a housing need.
- The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The proposed development does not meet the three objectives of the NPPF, as follows:
 - The economic objective will not be met as the proposal does not support growth, innovation and improved productivity in the long term.
 - The social objective will not be met as the proposal does not bring forward a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
 - The environmental objective will not be met as the proposal does not contribute towards the protection and enhancement of our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

b) Application No: [P/ADV/2020/00295](#)

Proposal: Erect one hoarding advertisement sales sign

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

It was agreed and **RESOLVED** to recommend approval of Planning Application P/ADV/2020/00295.

c) Application No: [P/FUL/2020/00349](#)

Proposal: Erect 1 no. dwelling.

Location: Springfield access to Greenacres, Peacemarsh, Gillingham SP8 4HD.

It was agreed and **RESOLVED** to recommend refusal of Planning Application P/FUL/2020/00349 for the following reasons:

- The proposal will result in a development with limited access to the rear of the property and a boundary which is considered to be too close to the neighbouring property, and
- the proposal is considered an overdevelopment of the site.

Although not a material planning consideration, it was noted that ownership of the access road is disputed.

Cllr Cullingford abstained from voting.

d) Application No: [P/FUL/2020/00357](#)

Proposal: Convert and change of use of barn to 1 No. dwelling. Create 1 No parking space to provide 3 in total.

Location: Hunger Hill Farmhouse, Hunger Hill Farm, Hunger Hill, East Stour, Dorset SP8 5JR.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2020/00357 as the footprint of the building will not be increased and the proposals will improve and enhance the area.

e) Application No: [P/HOU/2020/00420](#)

Proposal: Erect single storey extension.

Location: 50 King John Road, Gillingham, Dorset SP8 4PG.

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2020/00420 as the proposed extension will be in keeping with the design of the property and there will be no adverse effects to neighbouring properties.

f) Application No: [P/OUT/2020/00495](#)

Proposal: Develop land by the erection of up to 115 No. dwellings, form vehicular access from New Road and Lodden Lakes Phase 1, form public open space. (Outline application to determine access).

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

It was agreed and **RESOLVED** to recommend approval of Planning Application P/OUT/2020/00495 as the proposals are in accordance with the Southern Extension Master Plan Framework and with Policies 17 and 21 of the North Dorset Local Plan Part One.

272. To consider and agree suggestions for street naming at the development on land to the East of Lodden Lakes, New Road, Gillingham, application no. 2/2018/0483/REM

It was agreed and **RESOLVED** that further consultation should be carried out with Gillingham Fishing Club and the Developer.

273. To receive notification of a consultation regarding the Wiltshire Local Plan review and the proposed scope and content of the Gypsies and Travellers Development Plan Document. www.wiltshire.gov.uk/planning-policy-local-plan-review & www.wiltshire.gov.uk/planning-gypsy-travellers

The details were noted. The Chairman asked members of the committee to contact her with any comments regarding either of the documents.

274. To receive and consider a request from North Dorset Rugby Football Club for the Town Council to investigate a safe pedestrian/cycle route to the Rugby Club (deferred from the GP meeting held on 11th January 2021).

A report was circulated prior to the meeting. Please refer to **Appendix A**. The report contained one recommendation.

It was agreed and **RESOLVED** that the recommendation should be amended to allow more than two councillors to be included in the Task and Finish Group.

It was agreed and **RESOLVED** that Cllr B von Clemens, Cllr Harris and Cllr Poulter should be included in the Task and Finish Group.

It was noted that further members could be co-opted on to the Task and Finish Group once the group had been set up.

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

There was nothing to report.

276. 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).

- a) The Chairman informed the meeting that a provisional Tree Preservation Order (TPO) was made at St Martins, Queen Street, Gillingham, on the 2nd February 2021. Please refer to **Appendix B**.

Closure. The meeting closed at 9.20pm.

Gillingham Town Council**Safer Pedestrian/Cycle Route to Gillingham Rugby Club****Author: Serena Burgess, Project Administrator****Background**

- A footpath to give safer access to the North Dorset Rugby Club was included in the Neighbourhood Plan – Table 9.3:

“Extend Footpaths N64/64 and N64/65 from their north eastern ends at Milton Lane, eastwards across farmland to North Dorset Rugby Football Club house. This would also allow connectivity northwards along Longbury Hill Lane with Footpath N64/25 at its southernmost point on Field Lane.”

- Following a discussion with Cllr Barry von Clemens in September, the Rugby Club have written to the Town Council as follows:

“The need for a safe off-road access to the Club is even greater now as traffic flow makes the North section of Wavering Lane ever more dangerous for cyclists and pedestrians and the option of car transport is bad for the environment.”

Recommendation

- **That a task and finish group is set up to investigate the feasibility of a safe off-road access from Wavering Lane to the Rugby Club to include a maximum of two town councillors, a facilitator(s) and external bodies, as appropriate.**

Decision

- It was agreed and **RESOLVED** that the recommendation should be amended to allow more than two councillors to be included in the Task and Finish Group.
- It was agreed and **RESOLVED** that Cllr B von Clemens, Cllr Harris and Cllr Poulter should be included in the Task and Finish Group.

Planning Committee – 8 February 2021

Minute No. 276 (a)

Gillingham Town Council

Memorandum received from Dorset Council Tree and Landscape Officer

Re. New Tree Preservation Order TPO/2021/0004

The following is a memorandum received from Dorset Council Tree Officer.

Dear Sir/Madam

This is to inform you that the provisional Tree Preservation Order (TPO) has been made at St Martins Queen Street, Gillingham, Dorset, SP8 4DZ on the 2nd February 2021 for the following reason(s):

The following is the statement of the Council's reasons for making the Order (as required by REGULATION 5 of The Town and Country Planning (TREES) Regulations 2012):

"In view of the proposed development submitted for consideration under 2/2018/1437/FUL; an assessment has been undertaken and it is the Council's view that the five trees identified for retention and detailed within the schedule, contribute positively to the amenity of the locality. Their long-term protection and retention is therefore sought to be secured by way of this provisional order.

Tree Number and description	Situation
T1- Horse Chestnut	As map
T2-Cherry	
T3- Ash	
T4- Ash	
T5- Ash	

As mentioned the order is currently provisional and the Council will have six months, from the date on the order, in which to decide whether the order is to be confirmed or not.

All representations or valid objections regarding the order received within the 28 day notice period will be considered prior to any decision being made.

The authority will take your comments into account when deciding whether or not to confirm the order.

In the absence of any objections the order will be confirmed, with or without modification, under powers delegated to the Service Manager for Conservation.

Should you have any questions or queries regarding this TPO, please do not hesitate to contact me.

Yours faithfully

Charlotte Flippence
Tree Officer

