



GILLINGHAM TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

The minutes of the **Planning Committee** meeting held on **Monday 9th November 2020**, at 7.30pm. The meeting was held remotely using appropriate technology, in accordance with The Local Authorities and 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 4 April 2020.

Members Present

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

In Attendance

Town Clerk: Julie Hawkins
 Office Manager: Jill Ezzard

Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News
 Public: There were no members of the public present

Minute No	
220.	Public Participation. <u>Please note:</u> a period up to a maximum of fifteen minutes will be allowed for public comments and questions.
	There was no public participation.
221.	To receive apologies for absence.
	There were no apologies for absence.
222.	To approve the minutes of the planning meetings held on Monday 12th October 2020 and the interim meeting held on Monday 26th October 2020.
	It was agreed and RESOLVED to approve the minutes as a true and accurate record of the meeting held on Monday, 12 th October 2020 and the interim meeting held on Monday, 26 th October 2020. The chairman will duly sign the minutes when possible to do so.
223.	To receive questions pertaining to the previous meeting.
	There were no questions.
224.	To receive declarations of interest. <u>Please note:</u> members are required to comply with the requirements of the Localism Act 2011, section 27, disclosable pecuniary interests.
	There were no disclosable pecuniary interests.

225.	To receive Decision Notices for planning applications from Dorset Council, as follows:
a.	Application No: 2/2020/1110/FUL Proposal: Installation of temporary Portakabin classroom building to be used as additional classroom space. Location: Thorngrove Garden Centre, Common Mead Lane, Gillingham, SP8 4RE Approved
b.	Application No: 2/2020/1104/FUL Proposal: Convert existing agricultural block work storage building into a self-contained annexe. Location: Walnut Tree Farm, Westbrook Road, Gillingham, SP8 5RA Approved
c.	Application No: 2/2020/0969/FUL Proposal: Replacement of existing extension roof and frames Location: 19 Poppyfields, Gillingham, SP8 4TH Approved
d.	Application No: 2/2020/0959/HOUSE Proposal: Erect 1 No. dwelling and create 2 No. parking spaces. Location: Windyridge Farm, Bay Road, Gillingham, SP8 4EP Approved
226.	To receive and consider planning applications, as follows:
a.	Application No: 2/2020/1289/FUL Proposal: Demolish existing shop building and attached store and erect two storey building to provide new shop and cafe areas together with new ladies, gents and disabled toilets. Extend existing car park area. Construct new access road to new staff car parking area. Location: Thorngrove Garden Centre, Common Mead Lane, Gillingham, Dorset SP8 4RE
	<p>It was agreed and RESOLVED to recommend approval of Application No. 2/2020/1289/FUL as the proposals will enhance and improve the site.</p> <p>Cllr Weeks and Cllr Griffin voted against the proposal to recommend approval as they have concerns over inconsistencies within the application, the design of the building, the proposed materials, the impact on the landscape and the sustainability of the proposed building.</p> <p>It was noted that concerns have been raised by a neighbouring resident over the width of the driveway and the access off Common Mead Lane, which could be particularly problematic to construction vehicles accessing the site. A suggestion has been made by the resident that the large Pine tree at the entrance could be removed in order to widen the drive.</p> <p>It was agreed and RESOLVED that the tree should be protected, and a request should be made to the Dorset Council Tree Officer for a TPO to be placed on the tree.</p>
227.	To receive a report from the Developer Engagement Advisory Panel
	A report was circulated prior to the meeting. Please refer to Appendix A . The report detailed a meeting that had taken place between the Developer Engagement Panel and Vortal Homes regarding a proposal to develop land north of Colesbrook. The report was for information only, there were no recommendations.

228.	To receive notification of Section 31(6), Highways Act 1980 – Deposit of Highways statement and Section 15a(1) of the Commons Act 2006 – Deposit of Landowner Statement, Manor Farm, Silton – Silton and Gillingham parishes.
	The Town Clerk explained that new public rights of way can be recorded following long-term use by the public, provided that the landowner does nothing during that time to prevent those rights from being acquired. The Town Clerk informed the meeting that Dorset Council has recently received deposits relating to Manor Farm in Silton which represent legal action by the landowner to show that they do not intend to dedicate any new public ways on their land. This is for information only and no action by the Town Council is required.
229.	To receive notification from Dorset Council of Public Path Diversion order 2020 (Part of Footpath 45, Gillingham) and Definitive Map and Statement Modification Order in accordance with Town and Country Planning Act 1990, Section 257 and the Wildlife and Countryside Act 1981, Section 53A(2).
	The Town Clerk informed the meeting that this was for information only and no action by the Town Council is required.
230	To receive and consider information regarding Rights of Way in Gillingham.
	There was nothing to report.
231.	To receive matters pertinent to this meeting. <u>Please note:</u> 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.	Cllr Frith asked why the town council was not consulted on applications for tree work to protected trees. The Town Clerk explained that several years ago a decision was taken by North Dorset District Council not to consult town and parish councils due to the time constraints on the applications.
b.	Cllr Weeks reminded councillors that proposed developments should be sustainable and the effects of climate change should be taken into consideration when considering applications.
<p>There being no other business on the agenda, the meeting closed at 8.21pm.</p> <p>Signed: _____ Date: _____</p> <p>Chairman of Planning Committee, Cllr Val Potheary</p>	
<p>PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.</p>	