



GILLINGHAM TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

The minutes of the **Planning Committee** meeting held on **Monday 12th October 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 Pothecary (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
Dorset Council Planning Portfolio Holder, Cllr David Walsh

Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News
Public: There were two members of the public present

Prior to the start of the meeting there was a presentation by Cllr David Walsh, Dorset Council Planning Portfolio Holder, on the consultation of the Planning White Paper.

Minute No	
206.	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.
207.	To receive apologies for absence.
	There were no apologies for absence.
208.	To approve the minutes of the planning meetings held on Monday 14th September and the interim meeting held on Monday 28th September 2020.
	It was agreed and RESOLVED to approve the minutes as a true and accurate record of the meeting held on Monday, 14 th September 2020 and the interim meeting held on Monday, 28 th September 2020. The chairman will duly sign the minutes when possible to do so.
209.	To receive questions pertaining to the previous meeting.
	There were no questions.

210.	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.
211.	To receive Decision Notices for planning applications from Dorset Council, as follows:
	Due to the upgrade of the Dorset Council Planning Portal, the Town Council had not been notified of any planning decisions.
212.	To receive and consider planning applications, as follows:
a.	Application No: 2/2020/0992/HOUSE Proposal: Removal of existing single storey flat roofed extension and the erection of a two-storey rear extension with balcony, single storey side extension, internal alterations and creation of gate in existing front boundary wall Location: Lower Bowridge Hill Farm, Bowridge Hill, Gillingham, SP8 5QS
	It was agreed and RESOLVED to recommend approval of Application No. 2/2020/0992/HOUSE as the proposals will enhance and improve the property.
b.	Application No: 2/2020/0993/LBC Proposal: Removal of existing single storey flat roofed extension and the erection of a two-storey rear extension with balcony, single storey side extension, internal alterations and creation of gate in existing front boundary wall Location: Lower Bowridge Hill Farm, Bowridge Hill, Gillingham, SP8 5QS
	It was agreed and RESOLVED to recommend approval of Listed Building Consent for Application No. 2/2020/0993/LBC as the proposals will enhance and improve the property.
c.	Application No: 2/2020/0771/FUL Proposal: Create agricultural vehicular access and erect gate. Location: Land at E 379436 N 126520 Wyke Road, Gillingham, Dorset
	It was agreed and RESOLVED to recommend refusal of Application No. 2/2020/0771/FUL for the following reasons: <ul style="list-style-type: none"> • Insufficient information has been provided by the applicant regarding the need for an additional access. It is noted that there is an existing access available off of Culvers Lane and it is not clear why two access points are required; • The proposal to remove the hedgerow will result in the loss of an environmental and ecological asset and does not respect or enhance the natural environment; • The hedgerow is a feature that contributes towards the character of the Wyke Conservation Area and to the setting of neighbouring heritage assets and its loss will have a negative impact on the character of the Conservation Area; • The hedgerow is an important landscape feature and its proposed removal will have a significant negative impact on the landscape; • The field is low-lying and wet and access onto the busy B3081 by slow-moving, muddy vehicles will increase the danger to existing users of the highway.
d.	Application No: 2/2020/1132/MODPO Proposal: Request to modify Planning Obligation of section 106 agreement dated 9 March 2000 made under Section 106 of the Town and Country Planning Act 1990, against Planning application number 2/97/0704 (19) (as varied by the Deed of Variation dated 13 January 2003 and the Supplemental Agreement dated 11 February 2004) for 29 Marlott Road, Gillingham, SP8 4FA and 1-12 (inclusive), and 14-19 (inclusive) Budmouth Drive, Gillingham, SP8 4FD)- to allow Insertion and deletion of mortgagee protection clause as follows: Clauses 3.1, 3.2 and 7 of the Second Supplemental Agreement should be deleted. The New Agreement should contain the following clause:- The provisions of the Original Agreement, the First Supplemental Agreement and the Second Supplemental Agreement shall not be binding on a mortgagee or

	<p>chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver)) of the whole or any part of the Affordable Housing or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT: - such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the Affordable Housing (or any part thereof) and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the Affordable Housing (or any part thereof) to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and (see application form for final paragraph Location: Land at OS 1450 3265 2351 and 2644 Peacemarth Road, Gillingham, Dorset.</p>
	<p>The Town Clerk informed the meeting that the following information had been received from the Planning Case Officer:</p> <p><i>“The Registered Providers (Sovereign in this instance) apply to change the mortgagee in passion clauses on S106s to allow them to borrow more funds against them to support their development programme. It does not mean the homes will be sold. The chance of these homes being lost as affordable is very slim. For this to happen Sovereign would have to fail, but even if they did another RP would be asked to acquire the stock. I am not aware of any homes being lost as affordable due to this. The Government expects RPs to use their assets to fund new development. The wording they want added has been drawn up by the National Housing Federation. We are supportive of this”.</i></p> <p>Reference was made to the following section and it was suggested that the period of time should be increased from three months to six months:</p> <p><i>‘such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the Affordable Housing (or any part thereof) and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the Affordable Housing (or any part thereof) to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses’</i></p> <p>It was agreed and RESOLVED to recommend approval of Application No. 2/2020/1132/MODPO</p>
213.	To receive and consider information regarding Rights of Way in Gillingham.
	There was nothing to report.
214.	<p>To receive and consider information from The Ministry of Housing, Communities and Local Government regarding a consultation on the White Paper, Planning for the Future. This consultation seeks any views on each part of a package of proposals for reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed.</p>
	<p>It was agreed and RESOLVED to set up a Task and Finish Group to review the consultation and make recommendations to the Full Council meeting scheduled for Monday 26th October.</p> <p>It was agreed and RESOLVED that Cllr Pothecary, Cllr B von Clemens, Cllr Cullingford, Cllr Gould, Cllr Poulter and the Town Clerk should form the Task and Finish Group,</p>

215.	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 Cullingford raised concerns over the loss of a hedgerow at Cole Street Lane.	
b)	Cllr Frith raised concerns over motorists going the wrong way up the one-way street at Upper Station Road.	
<p>There being no other business on the agenda, the meeting closed at 8.39pm.</p> <p>Signed: _____ Date: _____</p> <p style="text-align: center;">Chairman of Planning Committee, Cllr Val Potheary</p>		
PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.		