



GILLINGHAM TOWN COUNCIL

The Town Hall
 School Road
 GILLINGHAM
 Dorset SP8 4QR
 Tel: 01747 823588

Email: gtc@gillinghamdorset-tc.gov.uk
 Web site: www.gillinghamdorset-tc.gov.uk

PLANNING COMMITTEE MINUTES

The minutes of the **Planning Committee** meeting held on **Monday 14th September 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 Sharon Cullingford	Cllr John Kilcourse
Cllr Alan Frith	Cllr John Robinson
Cllr Mike Gould	Cllr Roger Weeks

In Attendance

Town Clerk: Julie Hawkins
 Deputy Town Clerk: Clare Ratcliffe

Press and Public

Press: Michael Streeter, Gillingham and Shaftesbury News
 Public: There was one member of the public present

Minute No	
189.	Public Participation. Please note: a period up to a maximum of fifteen minutes will be allowed for public comments and questions.
	There was no public participation.
190.	To receive apologies for absence.
	It was agreed and RESOLVED that the apologies for absence received from Cllr Paul Harris and Cllr Keith Wareham for personal reasons, and from Cllr Barry von Clemens for technical reasons, are accepted.
191.	To approve the minutes of the planning meetings held on 10th August and 24th August 2020.
	It was agreed and RESOLVED to approve the minutes of the meetings held on 10 th August and 24 th August 2020.
192.	To receive questions pertaining to the previous meeting.
	There were no questions.
193.	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 disclosable pecuniary interests.

194.	To receive Decision Notices for planning applications from Dorset Council, as follows:
a.	Application No: 2/2020/0580/HOUSE Proposal: Loft conversion with installation of dormer window & associated alterations Location: 32 Wessex Way, Gillingham, SP8 4LX Refused
b.	Application No: 2/2020/0332/FUL Proposal: Demolish existing portal frame barn and erect 1no detached dwelling Location: Barn at Langham Lane, Gillingham, Dorset Approved
c.	Application No: 2/2020/0793/HOUSE Proposal: Erection of single storey side extension Location: Deer Leap Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QR Approved
d.	Application No: 2/2020/0564/HOUSE Proposal: Formation of parking area and erection of stone wall to side and rear with the installation of a gate (part demolition of existing wall) Location: The Old Coach House, Wyke Road, Gillingham, Dorset SP8 4NW Approved
e.	Application No: 2/2020/0867/FUL Proposal: Erect 1 No. dwelling and form 2 No. parking spaces, (demolish existing garage and container). Location: Land off Buckingham Road, Buckingham Road, Gillingham, Dorset Refused
f.	Application No: 2/2020/0861/HOUSE Proposal: Erect single storey rear extension. Location: 14 Sycamore Way, Gillingham, SP8 4RX Approved
g.	Application No: 2/2020/0872/HOUSE Proposal: Convert hip to gable end roof, form a loft conversion and insert roof lights. Location: 36 Cloverfields, Gillingham, SP8 4UP Approved
h.	Application No: 2/2020/0903/HOUSE Proposal: Erection of single storey rear extension and garden store Location: 39 Fairey Crescent, Gillingham, SP8 4NY Approved
195.	To receive and consider planning applications, as follows:
a.	Application No: 2/2020/0379/FUL Proposal: Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham. Location: West of Shaftesbury Road, at Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset
	A question was received regarding the provision of bus stops. The Deputy Town Clerk informed the meeting that the principal street is designed to enable a bus service through the development and provide the requisite bus stops at convenient locations. Bus stops will be provided so that as much of the site as possible is within a 5 minute walk, 400m radius, of a proposed or existing bus stop. Bus stops will be on the carriageway to enable buses to stop within a traffic stream and move off without difficulty and marked with bus stop cages. Raised bus stop platforms will be provided so that people, particularly with impaired mobility, can get on and alight without difficulty. The Deputy Town Clerk confirmed that the street is designed as a tree lined street flanked by footways and cycleways.

	It was agreed and RESOLVED to recommend approval of the planting scheme as presented in Application No. 2/2020/0379/FUL; however, members have concerns over the issues of flooding and contamination, as highlighted within the Environmental Report.
b.	Application No: 2/2020/1077/FUL Proposal: Erect 4 No. dwellings and garages and form new vehicular and pedestrian access. Location: Horkesley Hall Farm, Common Mead Lane, Gillingham, SP8 4RE
	It was agreed and RESOLVED to recommend refusal of Application No. 2/2020/1077/FUL for the following reasons: <ul style="list-style-type: none"> • The proposed dwellings would have a prominent impact on the landscape and would have a negative visual impact on the character and appearance of the area; • the proposed development is outside of the town's settlement boundary in open countryside where a general policy of restraint applies; • the proposed development will not contribute towards the delivery of affordable housing and will not be of significant benefit to the town; • light pollution created by this development in an area devoid of streetlights will cause harmful light pollution which will have a detrimental impact on the character and appearance of this rural area.
c.	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
	It was agreed and RESOLVED to recommend approval of Application No. 2/2020/1104/FUL as the annexe is tied to the main dwelling and the design will not harm the character of the area.
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 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 Peacemarsh Road, Gillingham, Dorset.

	It was agreed and RESOLVED to defer Application No. 2/2020/1132/MODPO for further information.
e.	Application No: 2/2020/1051/FUL Proposal: Erect single storey detached MOT station. Location: Fairview Vehicle Services, Sherborne Causeway, Shaftesbury, SP7 9PX
	Cllr Cullingford informed the meeting that she is known to the applicant and asked for this to be recorded in the Minutes. The Chairman assessed the interest and confirmed that Cllr Mrs Cullingford's interest was personal and not pecuniary. It was agreed and RESOLVED to recommend approval of Application No. 2/2020/1051/FUL.
196.	To receive and consider information from The Ministry of Housing, Communities and Local Government regarding a consultation on changes to planning policy and legislation. This consultation seeks views on a range of proposed changes to the current planning system including: <ul style="list-style-type: none"> • Changes to the standard method for assessing local housing need; • securing of First Homes through developer contributions; • temporarily lifting the small sites threshold, and • extending the current Permission in Principle to major development
	It was agreed and RESOLVED that Cllr David Walsh, Dorset Council Planning Portfolio Holder, should be invited to give an informal presentation to Gillingham Town Council at the next Planning Committee meeting.
197.	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.
	It was agreed and RESOLVED that Cllr David Walsh, Dorset Council Planning Portfolio Holder, should be invited to give an informal presentation to Gillingham Town Council at the next Planning Committee meeting.
198.	To receive and consider information regarding Rights of Way in Gillingham.
	There was nothing to report.
199.	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.	The Town Clerk informed the meeting that the GTC Developer Engagement Advisory Panel would be meeting with representatives from PCL Planning and Fairfax Properties on 15 th September 2020 to discuss land north of Common Mead Lane, Gillingham.
b.	The Town Clerk informed the meeting that Dorset Council is reaching a key point in a project to transform their planning system and as a result there will be no access to online information between 24 th and 28 th September 2020. Any consultation deadlines that will fall during this time will automatically be extended by four days to compensate.

There being no other business on the agenda, the meeting closed at 7.55pm.

Signed: _____

Date:

Chairman of Planning Committee, Cllr Val Potheary

PLEASE NOTE: These minutes appear as draft minutes until reviewed and ratified by Full Council.