



**GILLINGHAM TOWN COUNCIL**

The Town Hall  
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## PLANNING COMMITTEE MINUTES

The minutes of the **Planning Committee** meeting held on **Monday 28<sup>th</sup> September 2020**, at 8.40pm. 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 Dennis Griffin	Cllr Roger Weeks

**In Attendance**

Non-members: Cllr Robinson and Cllr Toye

Town Clerk: Julie Hawkins

Deputy Town Clerk: Clare Ratcliffe

**Press and Public**

Press: Michael Streeter, Gillingham and Shaftesbury News; Gemma Gibson: The Vale Journal

Public: There were 2 members of the public present

Minute No	
<b>200.</b>	<b>To receive apologies for absence.</b>
	There were no apologies.
<b>201.</b>	<b>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.</b>
	There were no disclosable pecuniary interests.
<b>202.</b>	<b>To receive and consider planning applications, as follows:</b>
<b>a.</b>	<b>Application No:</b> 2/2020/0910/FUL <b>Proposal:</b> Change of use of agricultural building to a cabinet maker's workshop <b>Location:</b> Huntingford Farm, Huntingford Road, Huntingford, SP8 5QQ
	It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> of Application No. 2/2020/0910/FUL as the proposals make good use of the building and supports the local economy.

b.	<p><b>Application No:</b> 2/2020/1132/MODPO (deferred from Planning Committee meeting 14<sup>th</sup> September 2020)</p> <p><b>Proposal:</b> 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).</p> <p><b>Location:</b> Land at OS 1450 3265 2351 and 2644 Peacemarsh Road, Gillingham, Dorset</p>
	<p>The Town Clerk informed the meeting that the Case Officer has granted the town council an extension of time in order to obtain further information.</p> <p>It was agreed and <b>RESOLVED</b> to defer Application No. 2/2020/1132/MODPO to the next Planning Committee meeting in order to obtain further information.</p>
c.	<p><b>Application No:</b> 2/2020/1110/FUL</p> <p><b>Proposal:</b> Installation of temporary Portakabin classroom building to be used as additional classroom space.</p> <p><b>Location:</b> Thorngrove Garden Centre, Common Mead Lane, Gillingham, SP8 4RE</p>
	<p>It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> of Application No. 2/2020/1110/FUL.</p>
d.	<p><b>Application No:</b> 2/2020/1116/FUL</p> <p><b>Proposal:</b> Convert existing stables to 1 No. dwelling (demolish building).</p> <p><b>Location:</b> Milton Manor, Mapperton Hill to Milton-on-Stour Road, Milton-on-Stour, Gillingham, Dorset, SP8 5QD</p>
	<p>It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> of Application No. 2/2020/1116/FUL as the design of the proposed dwelling will be long and low and will be in keeping with the existing building.</p>
e.	<p><b>Application No:</b> 2/2020/1202/HOUSE</p> <p><b>Proposal:</b> Erection of timber balcony to rear elevation</p> <p><b>Location:</b> Bramley, Langham Lane, Gillingham, SP8 5NT</p>
	<p>It was agreed and <b>RESOLVED</b> to recommend <b>approval</b> of Application No. 2/2020/1202/HOUSE as the proposal will not have any adverse effects on local amenity.</p>

203.	<p>To receive and consider information from The Ministry of Housing, Communities and Local Government regarding a consultation on changes to planning policy and legislation. <i>Deferred from Planning Committee meeting held on 14<sup>th</sup> September 2020.</i></p> <p>This consultation seeks views on a range of proposed changes to the current planning system including:</p> <ul style="list-style-type: none"> <li>• Changes to the standard method for assessing local housing need;</li> <li>• securing of First Homes through developer contributions;</li> <li>• temporarily lifting the small sites threshold, and</li> <li>• extending the current Permission in Principle to major development</li> </ul> <p>The consultation will close at 23.45 on Thursday 1st October 2020.</p>
	<p>It was agreed and <b>RESOLVED</b> that councillors could respond directly to the consultation.</p>
204.	<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><i>Deferred from Planning Committee meeting held on 14<sup>th</sup> September 2020.</i></p> <p>The consultation will close on 29th October 2020.</p>
	<p>The Town Clerk informed the meeting that the proposals of the White Paper are radical and ambitious and the consultation needs a lot of thought. The Town Clerk and Deputy Town Clerk had attended a webinar on the subject and the information gained would be shared with councillors.</p> <p>The Chairman referred to the consultation and informed the meeting that Cllr Walsh has been invited to make a presentation to the Planning Committee meeting scheduled for Monday 12<sup>th</sup> October.</p> <p>It was agreed and <b>RESOLVED</b> that this agenda item should be deferred until the Planning Committee meeting scheduled for Monday 12<sup>th</sup> October 2020.</p>
205.	<p><b>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).</b></p>
a.	<p>Cllr Cullingford raised concerns over the highway improvement works currently taking place, in particular the shared pavement which is used by both pedestrians and cyclists.</p>
b.	<p>Cllr Frith referred to the current A303 diversion route and suggested that the speed indicator device could be moved to locations where traffic is increased due to diversions.</p>
c.	<p>Cllr Wareham referred to Planning Application No. 2/2020/0564/HOUSE and asked for the planning conditions to be checked against the work currently taking place.</p>

There being no other business on the agenda, the meeting closed at 9.30pm.

Signed: \_\_\_\_\_

Date:

**Chairman of Planning Committee, Cllr Val Potheary**

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