

GILLINGHAM TOWN COUNCIL

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

GROUP MEETING OF PLANNING COMMITTEE MEMBERS

NOTES OF MEETING HELD UNDER A TEMPORARY SCHEME OF DELEGATION 10 May 2021

The legislation introduced by the Government to allow for online meetings during the pandemic ceased on 6th May 2021; therefore, the facility to meet and make decisions using virtual meeting arrangements is no longer lawful.

In accordance with Section 101 of the Local Government Act 1972, a temporary scheme of delegation to the Proper Officer was approved by Full Council on 26th April 2021 (Minute No. 472).

This meeting was held in the interest of openness, transparency and democracy to enable the Proper Officer to make informed decisions pertaining to planning matters.

Press and public were invited to join the meeting.

Gillingham Town Council's Temporary Scheme of Delegation is available to view HERE

Present:

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

In attendance:

Town Clerk, Julie Hawkins

Press and Public:

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

1. Public Participation. <u>Please note</u>: 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

There was no public participation at this point in the meeting.

2. To receive and accept apologies for absence

Apologies from Cllr B von Clemens were received and accepted.

3. To approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday 12th April 2021 and the interim meeting on Monday 26th April 2021.

Members agreed that the minutes of the meetings held on Monday 12th April and Monday 26th April are a true and accurate record.

The Minutes were noted and will be officially approved at the next available face to face meeting of the Planning Committee.

4. To receive any questions pertaining to the previous minutes

There were no questions pertaining to the previous minutes.

5. 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 declarations of interest.

- 6. To receive Decision Notices for planning applications from Dorset Council.
 - a) Application No: P/FUL/2020/00349

Proposal: Erect 1 no. dwelling.

Location: Springfield Access to Greenacres, Peacemarsh, Gillingham, SP8 4HD

Decision: Withdrawn

b) Application No: P/HOU/2021/00175
Proposal: Erection of side extension

Location: The Lodge, 7 River View, Gillingham, SP8 4UB

Decision: Granted

c) Application No: P/FUL/2021/00095

Proposal: Erection of garden room (demolition of existing shed/garage)

Location: Church Gate, Mapperton Hill to Milton-on-Stour Road, Milton-on-Stour,

SP8 5QD

Decision: Granted

d) Application No: P/HOU/2021/00194

Proposal: Erect front porch

Location: Brookfield, Pound Lane, Gillingham, SP8 4NP

Decision: Granted

e) Application No: <u>P/HOU/2020/00420</u> Proposal: Erect single storey extension.

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

Decision: Granted

f) Application No: P/LBC/2020/00405

Proposal: Division of Rawson Court into two separate self-contained buildings by removing link between the building and infilling wall where link is removed. Remove cast iron stairs and erect fire escape stairs. Remove internal walls and carry out all external and internal associated works.

Location: Rawson Court, Gillingham, Dorset, SP8 4RZ

Decision: Granted

g) Application No: P/FUL/2021/00073

Proposal: Division of Rawson Court into two separate self-contained buildings by removing link between the building and infilling wall where link is removed.

Remove cast iron stairs and erect fire escape stairs.

Location: Rawson Court, Gillingham, Dorset, SP8 4RZ

Decision: Granted

h) Application No: P/FUL/2020/00282

Proposal: Form a temporary access for the construction of Gillingham Principal

Street

Location: Land At E 382085 N 125405 Shaftesbury Road, Gillingham

Decision: Granted

i) Application No: 2/2020/1314/VARIA

Proposal: The removal of condition 12 (re blackout blinds) of planning permission 2/2019/1554/FUL (Erect replacement dwelling, retain 3 No. parking spaces)

Location: Bleet Farm, Bleet Lane, Gillingham, Dorset SP8 5RG

Decision: Granted

Councillors expressed their disappointment over the decision to remove condition no. 12 of Application no. 2/2020/1314/VARIA

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

a) Application No: P/FUL/2021/00294

Proposal: Erection of garage

Location: Hedgewall Bay Lane, Gillingham, Dorset SP8 4ER

It was agreed that this application should be deferred until the meeting on 17th May, as amended plans had been submitted shortly before the start of the meeting.

b) Application No: P/FUL/2021/00309

Proposal: Creation of a hardstanding access track from Bleet Lane **Location**: Quarry Farm, Dunns Lane, Eccliffe, Dorset, SP8 5RE

It was agreed that the following recommendation should be submitted to the Proper Officer:

Gillingham Town Council recommend approval of Planning Application P/FUL/2021/00309 subject to the following conditions:

- Approval of the application is subject to the standing advice issued by Natural England.
- Approval of the application is subject to the Highways Authority's requirement
 that the sight line to the north of the access is taken to the nearside road edge
 to maximise the visibility for vehicles approaching the entrance when turning
 into the lane, and the proposed gate is set back from the road edge 7.50m to
 allow for a tractor and trailer to be parked clear of the highway when the gate
 is opened or closed.

Cllr Weeks voted against the proposal. Cllr Griffin and Cllr Evill abstained from voting.

c) Application No: P/FUL/2021/00545

Proposal: Erection of agricultural machinery store

Location: Lower Bowridge Hill Farm, Bowridge Hill, Gillingham, SP8 5QS

It was agreed that the following recommendation should be submitted to the Proper Officer:

Gillingham Town Council recommends approval of Planning Application P/FUL/2021/00545.

d) Application No: P/HOU/2020/00058

Proposal: Erect single storey extension and first floor extension. Form 2 No. Juliet balconies and new roof over stairs. Remove chimney and replace windows and doors.

Location: Little Chantry, Wyke Street, Gillingham, SP8 4NA

It was agreed that the following recommendation should be submitted to the Proper Officer:

Gillingham Town Council recommend approval of Planning Application P/HOU/2020/00058 as the proposals are at the rear of the property and will improve and enhance the dwelling.

e) Application No: P/LBC/2020/00059

Proposal: Erect single storey extension and first floor extension. Form 2 No. Juliet balconies and new roof over stairs. Remove chimney and replace windows and doors.

Location: Little Chantry, Wyke Street, Gillingham, SP8 4NA

It was agreed that the following recommendation should be submitted to the Proper Officer:

Gillingham Town Council recommend approval of Planning Application P/LBC/2020/00059 as the proposals are at the rear of the property and will improve and enhance the dwelling.

f) Application No: P/FUL/2020/00101

Proposal: Extensions to the cafe & formation of a new exit lobby, new roof top plant & car park refurbishment works including new covered trolley shelters. Refurbishment works to the existing facades along with new LED lighting to replace existing car park and building mounted lighting. Relocation of the existing service yard gate with new associated infill fencing and dropped kerbs **Location**: Waitrose, Chantry Fields, Gillingham, SP8 4UA

It was agreed that the following recommendation should be submitted to the Proper Officer:

Gillingham Town Council recommend approval of Planning Application P/FUL/2020/00101.

g) Application No: <u>P/FUL/2021/00112</u>

Proposal: Erection of a replacement building, extension of yard area with a landscaped perimeter bank & alterations to the existing vehicular access with new entrance gates & replacement boundary wall

Location: Building at Cherry Orchard Lane, Gillingham

It was agreed that the following recommendation should be submitted to the Proper Officer:

Gillingham Town Council recommend approval of Planning Application P/FUL/2021/00112 as the existing structure is not fit for purpose and the proposals will help support and sustain an existing business. It was noted that the height of the proposed building is necessary to accommodate machinery.

h) Application No: P/FUL/2021/00596

Proposal: Change of use from A3 to F1 to create community church **Location**: 8 Wessex House High Street, Gillingham, SP8 4AG

It was agreed that the following recommendation should be submitted to the Proper Officer:

Gillingham Town Council recommend approval of Planning Application P/FUL/2021/00596 as the proposed change of use will help to increase footfall in the High Street.

The town council recommends that in order to protect the character of the street scene, the shop frontage remains.

i) Application No: <u>P/HOU/2021/00714</u>

Proposal: Erection of two storey side extension **Location**: 30 Chestnut Way, Gillingham, SP8 4RT

It was agreed that the following recommendation should be submitted to the Proper Officer:

Gillingham Town Council recommend approval of Planning Application P/HOU/2021/00714 as the design is sympathetic, the proposed materials are in keeping and the plot has adequate room on which to accommodate the extension without having a detrimental effect on amenities.

An error on the drawings was noted. This has since been discussed with the architect and amended drawings will be submitted.

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

There was nothing to report.

- 9. To receive and consider reports from sub-committees and task and finish groups, as follows:
 - a) Footpath 73 Diversion Task and Finish Group

A report was circulated prior to the meeting please refer to **Appendix A**.

It was agreed that the following recommendation should be submitted to the Proper Officer:

- That the Town Clerk be authorised to sign the pre application consultation form, approving the proposed diversion of footpath N64/73
- b) Footpath to North Dorset Rugby Football Club Task and Finish Group

A report was circulated prior to the meeting please refer to **Appendix B**.

There were no recommendations.

c) Developer Engagement Advisory Panel

A report was circulated prior to the meeting please refer to **Appendix C**

There was one recommendation.

It was agreed that the following recommendation should be submitted to the Proper Officer:

 That in accordance with the scheme of delegation, it is recommended that the Town Clerk works with the Developer Engagement Advisory Panel and representatives from Motcombe to investigate and, if appropriate, negotiate community benefits. This work will not affect any part of the planning application process and will not impact upon any decision regarding the proposed Fern Brook Solar Farm.

d) Neighbourhood Plan Sub-committee

A report was circulated prior to the meeting please refer to **Appendix D**. There was one recommendation.

It was agreed that the following recommendation should be submitted to the Proper Officer:

- That Gillingham Town Council has a stand at the Gillingham and Shaftesbury Show on Wednesday 18th and Thursday 19th August 2021, and in accordance with the scheme of delegation, it is recommended that the Town Clerk takes the necessary action.
- e) Conservation Enhancement Plan Task and Finish Group

No meeting has been held. There was no report.

f) Masterplan for the Employment Areas of the Southern Extension Task and Finish Group

No meeting has been held. There was no report.

g) Masterplan for the Station Road Mixed Use Area Task and Finish Group

No meeting has been held. There was no report.

10. 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).

Closure. The meeting closed at 20.51.

Minute No. 9a

Gillingham Town Council

Footpath 73 Diversion Task and Finish Group

Author: Clir Graham Poulter

Slowly but surely progress is being made. We now have the written consent of all bar two of the relevant landowners. Notification has been sent to the three statutory consultees which includes the Town Clerk on behalf of Gillingham Town Council. The Clerk needs to sign the consent form by way of confirmation that the Town Council has no objection to the proposed diversion, hence the recommendation below. The application has already been lodged with Dorset Council as advised by it notwithstanding the outstanding consents. This is apparently because at the moment there is a lull in applications and this will speed up the process.

It is understood the application, nonetheless, may take approximately 12 months to process.

Recommendation:

• That the Town Clerk be authorised to sign the pre application consultation form, approving the proposed diversion of footpath N64/73

Group Meeting of Planning Committee Members – 10th May 2021

Minute No. 9b

Gillingham Town Council

Footpath to NDRFC Task and Finish Group

Author: Cllr Graham Poulter

Nothing much to report. Hugh de longe has given an update. The Engineers are preparing a PID on the works that would be needed from an engineering point of view. However, there are also conservation aspects (e.g. water vole surveys) and Environment Agency permissions which are being followed up, which may in turn affect the engineering aspects, all of which will affect the final design which goes out to tender. Hugh says, unsurprisingly, that this will take some time.

Nothing is easy or straightforward!

Minute No. 9a

Gillingham Town Council

Developer Engagement Advisory Panel

Notes of a meeting held via MS Teams on Thursday 29th April 2021 at 12 noon to discuss proposals for a solar farm 1.5km to the east of Gillingham, referred to as Fern Brook Solar Farm

Author: Julie Hawkins, Town Clerk

Present:

Cllr Fiona Cullen, Gillingham Town Council
Cllr Graham Poulter, Gillingham Town Council
Julie Hawkins, Town Clerk Gillingham Town Council
Jill Ezzard, Office Manager Gillingham Town Council
For the purpose of these notes, the above will be referred to as 'The Panel'.

Natalie Williams, Planning Co-ordinator Low Carbon Beverley Rodbard-Hedderwick, Stakeholder Manager Low Carbon For the purposes of these notes, the above will be referred to as 'Low Carbon'.

Apologies:

Cllr A von Clemens, Gillingham Town Council Simon Dobie, Works Manager Gillingham Town Council Clare Ratcliffe, Deputy Town Clerk Gillingham Town Council David Beaton, former Chairman of the Gillingham Neighbourhood Plan Group

The Purpose of Pre-Application Engagement

The National Planning Policy (NPPF) covers pre-application engagement and states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

The NPPF also states that the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process.

The National Planning Policy Framework (NPPF) can be viewed in full HERE

Sharing of Information

The Panel explained that anything discussed at the meeting would be reported to Gillingham Town Council Planning Committee and will therefore be in the public domain. There were no objections to this.

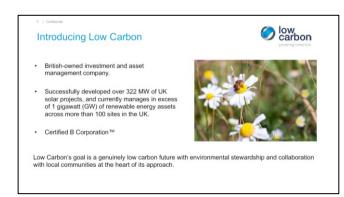
Presentation - Proposals for Fern Brook Solar Farm Site

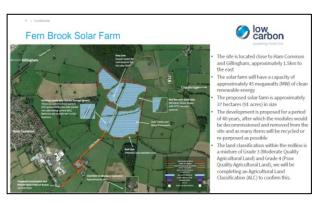
The following presentation was given by Beverley Rodbard-Hedderwick and Natalie Williams.

Click here to visit the Fern Brook solar Farm Project website

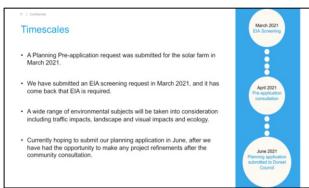














Following the presentation, The Panel asked the following questions and made the following comments:

i. The Panel asked for clarification over the long term control of the land.

Low Carbon explained that the proposed development would be for a period of 40 years, after which the modules would be decommissioned and removed from the site, and the land would be returned to agriculture.

ii. The Panel asked for information regarding the sourcing of materials.

Low Carbon informed the meeting that where possible, local resources will be used. Low Carbon's Sustainability Statement can be viewed here.

iii. The Panel asked for clarification over the public consultation which asks members of the public to rate, in order of importance, certain biodiversity measures. The Panel asked if Low Carbon intended to action all of the suggested measures or just the most popular.

Low Carbon confirmed that it is not intending to limit the number of measures and stated that they would look at re-wording the question. Low Carbon stated that to date, there have been 375 visitors to the website and 191 comments received online. The majority of comments have been positive. There is also an option to comment via email, telephone or in writing. A feedback report will be available to view online following the closing date of the consultation.

iv. The Panel asked if there were plans to incorporate electric vehicle charging points on site.

Low Carbon explained that as the site is not close to the public highway there are no plans to incorporate electric vehicle charging points at the present time.

v. The Panel stated that the visual impact to Gillingham will be fairly low; however, the visual impact, when viewed from Motcombe and Shaftesbury, will be far greater. The Panel asked if Low Carbon had consulted Motcombe Parish Council and Shaftesbury Town Council.

Low Carbon confirmed that they have contacted Motcombe Parish Council and will contact Shaftesbury Town Council.

vi. The Panel asked what community benefits would be available.

It was noted that the site falls within the Motcombe Parish Council Ward. Low Carbon stated that community benefits are based on Megawatts and would need to be dealt with separately from the planning application process.

School visits and educational packs would be available, and it is proposed to incorporate 'Edu-benches' on site to provide educational information.

vii. The Panel asked for clarification over the proposed site access.

Low Carbon explained that they are currently assessing options for access on the site and will be requesting advice from the Highways Authority; however, the current proposal is for the access to come from Shaftesbury Road via Park Farm. It may be necessary to widen the existing track to Park Farm to accommodate large vehicles.

viii. The Panel asked how the proposal would affect the public right of way and the bridleway.

It was noted that Bridleway No. N69/6 runs along the northern boundary of the site and there are plans to upgrade this section of bridleway to a cycleway, linking Gillingham and Motcombe. Low Carbon confirmed that they were in contact with the Dorset Council Rights of Way Officer, Graham Stanley. Low Carbon confirmed that any Public Right of Way which runs through the site will be kept open. Buffers of meadow planting either side of the footpath/bridleway and two-metre-thick hedgerow planting will be incorporated to screen views. It is proposed to obtain a width of approximately 5 – 10 metres in total, thereby maintaining a feeling of openness.

ix. The Panel informed Low Carbon that the site is situated within the Gillingham Royal Forest Project Area which is subject to saved Planning Policies GH2 and GRF1. The Panel asked if measures could be taken to soften the visual impact, including the use of wooden cladding on inverters, battery storage and other proposed buildings on the site.

The suggestions were noted.

X. The Panel informed Low Carbon of the Royal Forest Project and asked that Dorset Wildlife Trust are consulted on the proposals. The project is being led by Nicki Brunt, Dorset Wildlife Trust Living Landscape Manager. Further information regarding the project is available here.

Low Carbon will make contact with Dorset Wildlife Trust.

xi. The Panel asked for further information regarding the proposal for bee-hives on the site.

Low Carbon explained that their existing solar farms are home to more than 2 million bees in managed hives and the proposal is for managed hives to be sited at Fern Brook. Low Carbon currently distribute more than 600 jars of honey each year.

The Panel asked if the honey could be produced and marketed as Royal Forest honey, in line with the aims of the Royal Forest Project. The Panel asked if the bee hives could join the Blackmore Vale bee-friendly corridor — known as 'BeeWayzz.' The corridor starts from Bere Marsh Farm, further information is available here

xii. The Panel informed Low Carbon that the Gillingham Park boundary bank (Scheduled Monument List Entry Number: 1002382) is situated close to the site.

Further information is available here

Further information:

- Further information regarding the proposal is available to view via Low Carbon's digital platform via: https://fernbrooksolarfarm.commonplace.is/
- Further information regarding Low Carbon is available to view via: https://www.lowcarbon.com/

The meeting closed at 12.45pm

1. Recommendation:

That in accordance with the scheme of delegation, it is recommended that
the Town Clerk works with the Developer Engagement Advisory Panel and
representatives from Motcombe to investigate and, if appropriate,
negotiate community benefits. This work will not affect any part of the
planning application process and will not impact upon any decision
regarding the proposed Fern Brook Solar Farm.

Minute No. 9d

Gillingham Town Council

Gillingham Neighbourhood Plan Sub-committee

Author: Julie Hawkins, Town Clerk

On 13th April the task and finish group held a meeting with Simon McFarlane, Dorset Council Development Services Area Lead Gillingham, and Philip Reese, Dorset Council Senior Planning Policy Officer. Consultant, Jo Witherden, was also present at the meeting.

During the meeting the following topics were discussed:

1. The status of the Southern Extension Masterplan

It was explained that the Masterplan for the Southern Extension had not been adopted by Dorset Council; however, policy dictates that a masterplan should be provided.

2. Employment Land

The task and finish group raised concerns that employment land may not be brought forward in tandem with the proposed housing. Simon McFarlane explained that employment opportunities will be available within the proposed local centre situated on the eastern side of the site.

Philip Reese informed the meeting that Dorset Council are about to commission a work based employment strategy which will include the Southern Extension Employment Area and the Station Road Regeneration Area.

Cllr Gould informed the meeting that a feasibility study for the Station Road Regeneration Area will be carried out.

Philip Reese confirmed that an area of land within the extension to Brickfields Business Park is allocated for a replacement household recycling facility to serve the growing towns of Shaftesbury, Gillingham and surrounding villages. It will be necessary to relocate the Shaftesbury household recycling centre to a larger site in Gillingham to enable the facility to manage increased quantities of waste, particularly driven by the expansion of Gillingham. Reference was made to the HRC at Swanage

Grid Ref: 380751 125518

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Allocated Waste Site ———— Indicative site access
Public right of way

Inset 3 - Brickfield Business Park, Gillingham

The adopted waste plan is available to view on the Dorset Council website here

It was agreed that further discussions are needed regarding a Masterplan for the Southern Extension Employment Area.

3. Proposed development at Common Mead Lane

The task and finish group asked for clarification over the status of the planning application for housing north of Common Mead Lane.

Simon McFarlane informed the meeting that the applicants are currently working on amendments to the application which will include a lower number of houses and an equipped area of play.

Concerns were raised over the vulnerability of the adjoining field and it was agreed that public engagement and a survey will be necessary to establish local opinion.

4. Hardings Lane Area

It may be necessary to produce a masterplan for the Hardings Lane area. It was agreed that it will be necessary to consult Gillingham School and the Town Clerk was tasked with setting up a meeting.

5. Green Spaces and gaps

It will be necessary to establish whether the existing designated green spaces and gaps are still in the right places. Green gaps are gaps between one place and another and therefore it will not be possible to designate land at Peacemarsh or Common Mead Lane as a 'green gap'. It may be possible to designate an area as a green space, however, there must be evidence of local support. Green spaces are generally 5 hectares or less; it was noted that Oak Tree Field in Wyke is 7.75 hectares.

6. Site Specific Design Codes

It was agreed that further work should be carried out regarding site specific design codes; however, it is too late to establish a design code for the proposed development off of Common Mead Lane.

7. Public Engagement and consultations

It will be necessary to engage with the public and consult with local groups and organisations in order to establish need, gain opinion and provide an evidence base. It will be necessary to establish if there is anything within the current neighbourhood plan that the public would like to change. It was agreed that all sports groups should be contacted to establish their requirement for pitches, both now and in the next five to ten years. It was also agreed that in order to consult with the public the council could have a stand at the Gillingham and Shaftesbury Show in August.

Following the meeting, contact was made with Gillingham and Shaftesbury Show who welcomed the opportunity to work with the council and have offered the council a pitch free of charge. The Gillingham and Shaftesbury Show will be held over two days on Wednesday 18th and Thursday 19th August. Further information is available here.

8. Recommendation

 That Gillingham Town Council has a stand at the Gillingham and Shaftesbury Show on Wednesday 18th and Thursday 19th August 2021, and in accordance with the scheme of delegation, it is recommended that the Town Clerk takes the necessary action.