



GILLINGHAM TOWN COUNCIL

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

PLANNING COMMITTEE

MINUTES - 12 April 2021

The minutes of the Planning Committee meeting convened on Monday 12th April 2021 at 7.30pm. The meeting was held remotely using appropriate technology in accordance with The Local Authorities 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 4th April 2020.

Present:

Cllr Val Pothecary, Chairman

Cllr Rupert Evill, Deputy Chairman

Cllr Barry von Clemens

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

Non-members:

Cllr Alison von Clemens

In attendance:

Town Clerk, Julie Hawkins

Press and Public:

Michael Streeter, Gillingham and Shaftesbury News

There were three members of the public present

Prior to the start of the meeting one-minute silence was held in remembrance of His Royal Highness the Duke of Edinburgh. The meeting started at 7.31pm.

298. Public Participation. Please note: 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.

299. To receive and accept apologies for absence

There were no apologies for absence received.

300. To approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday 8th March 2021 and the interim meeting on Monday 22nd March 2021.

It was agreed and **RESOLVED** to approve the minutes as a true and accurate record of the Planning Committee meeting held on Monday 8th March 2021 and the interim meeting on Monday 22nd March 2021.

301. To receive any questions pertaining to the previous minutes

There were no questions pertaining to the previous minutes.

302. 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

Cllr Robinson declared a disclosable pecuniary interest in Agenda Item 9d as the report included information regarding a site adjacent to his home.

303. To receive Decision Notices for planning applications from Dorset Council.

a) Application No: [P/NMA/2021/00485](#)

Proposal: Non material amendment against planning application 2/2018/0483/REM to allow changes to the layout and boundaries of plots 31-33.
Location: Land to the East of Lodden Lakes, New Road, Gillingham, Dorset
Decision: Granted

b) Application No: [P/ADV/2020/00295](#)

Proposal: Erect one hoarding advertisement sales sign
Location: Land to the East of Lodden Lakes, New Road, Gillingham, Dorset.
Decision: Granted

c) Application No: [P/FUL/2020/00107](#)

Proposal: Erection of 1 no. dwelling and car port (demolish existing garage and greenhouses)
Location: Lockwood Farm, Shaftesbury Road, Gillingham, Dorset, SP8 4LP
Decision: Granted

d) Application No: [P/HOU/2020/00322](#)

Proposal: Erect two storey front extension and single storey side and front extensions
Location: 25 Poppyfields, Gillingham SP8 4TH
Decision: Granted

e) Application No: [2/2020/1212/FUL](#)

Proposal: Demolition of existing barns and former agricultural structures and erection of 1 no. dwelling
Location: Colesbrook Farm, Purns Mill Lane, Colesbrook, SP8 4HJ
Decision: Granted

- f) **Application No:** [2/2020/1006/FUL](#)
Proposal: Erection of agricultural building for the storage of feedstuffs, equipment, machinery, and the accommodation of livestock.
Location: Land at E 382028 N 127765, Bay Road, Gillingham, Dorset
Decision: Granted

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

- a) **Application No:** [P/FUL/2021/00176](#)
Proposal: Erect retail unit (Use Class E), form vehicular access, car parking, servicing, and landscaping.
Location: Land at E 382140 N 125651, Kingsmead Business Park, Gillingham, Dorset

It was agreed and **RESOLVED** to recommend approval of Planning Application P/FUL/2021/00176 with the following comments:

- The proposal supports the economic development of the town and will provide job opportunities.
- The proposals are in accordance with Policy 17 of the North Dorset Local Plan Part One which states 'Employment needs in the town for the period up to 2031 will be met through the development of land on Kingsmead Business Park for a local centre and/or for a range of employment uses'.
- The proposed new access leading from the spur off the business park spine road provides good vehicular access; however, improved access arrangements for pedestrians and cycle users would be beneficial.
- The proposed car parking arrangements are adequate; however, the applicants could consider the installation of electric vehicle charging points.

- b) **Application No:** [P/HOU/2021/00194](#)
Proposal: Erect front porch
Location: Brookfield, Pound Lane, Gillingham, SP8 4NP

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2021/00194.

Cllr Weeks was unable to vote due to technical issues.

- c) **Application No:** [P/HOU/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

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2021/00095 as the proposed garden room is on the same footprint as the existing shed and will be an improvement on the existing building.

d) Application No: [P/HOU/2021/00175](#)

Proposal: Erection of side extension

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

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2021/00175 as the site is large enough to accommodate the proposed extension and will not result in the loss of amenity.

Cllr Cullingford and Cllr Frith abstained from voting.

e) Application No: [P/HOU/2021/00240](#)

Proposal: Erection of two storey extension, with a flat roofed dormer to the side of the bungalow

Location: 19 Wiltshire Close, Gillingham, Dorset, SP8 4LZ

It was agreed and **RESOLVED** to recommend approval of Planning Application P/HOU/2021/00240 as the site is large enough to accommodate the proposed extension and will not result in the loss of amenity.

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

There was nothing to report.

306. To receive and consider reports from sub-committees and task and finish groups, as follows:

a) Neighbourhood Plan Sub-committee

A report was circulated prior to the meeting please refer to [Appendix A](#). There were no recommendations.

b) Footpath 73 Diversion Task and Finish Group

A report was circulated prior to the meeting please refer to [Appendix B](#). There were no recommendations.

c) Footpath to North Dorset Rugby Football Club Task and Finish Group

A report was circulated prior to the meeting please refer to [Appendix C](#). There were no recommendations.

d) Developer Engagement Advisory Panel

A report was circulated prior to the meeting please refer to [Appendix D](#). There were no recommendations.

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.

307. To receive information regarding a request from Low Carbon UK Solar Investment Company Ltd to Dorset Council for an Environmental Impact Assessment ('EIA') Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regs'). The request relates to a proposed solar farm with battery storage and associated infrastructure on land to the East of Shaftesbury Road, Gillingham. Further information is available via the Dorset Council website [HERE](#).

This item was for information only and there was no requirement for comments from Gillingham Town Council at this stage.

If Dorset Council confirms that an Environmental Impact Assessment is required, the applicants will begin preparing the required documentation to duly assess the impacts of the proposal. This will include consideration of: Landscape and Visual Impacts; Biodiversity; Cultural Heritage; Transport and Access; Hydrology and Flood Risk. A potential planning application will be submitted in May 2021, following the public consultation.

Further information is available to view online [HERE](#)

308. 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).

- a) Cllr B von Clemens informed the meeting that rapid lateral flow tests for people with no symptoms of Covid-19 are available between 08.30am and 11.30am every Monday and Thursday at Gillingham High Street Car Park.
- b) Cllr Cullingford thanked Cllr Poulter for his work with the Gillingham Neighbourhood Plan, footpath diversions and Developer Engagement Panel.
- c) Cllr Potheary informed the meeting that no new cases of Covid-19 have been reported in the Dorset Council and Bournemouth, Poole and Christchurch areas during the past week.

Closure. The meeting closed at 8.37pm.

Appendix A

Gillingham Town Council

Gillingham Neighbourhood Plan Sub-Committee

Author: Cllr Graham Poulter

A lengthy meeting of the Sub-Committee was held on the 12th March and it was agreed that it should consider its review of the Neighbourhood Plan (NP) in two parts. The first to deal with those policies which should be given priority prior to the making of the Dorset Local Plan, the consultation of which was concluded on the 15th March and the second review to be undertaken when the full impact of the completed DLP could be considered.

It was agreed that a number of policies should be considered for inclusion in the first review and that these should be discussed with Jo Witherden, our Planning Consultant.

Another lengthy meeting took place on the 22nd March, this time between the Sub-Committee and Jo Witherden, at which it was concluded that evidence needed to be gathered and enquiries made of various persons and outside bodies before further progress. Further information has been gathered and a meeting is scheduled for tomorrow.

It is apparent that the review process will be a long and tortuous road down which to travel.

The Planning Committee will be aware that in its last report to Full Council this Sub-committee made three recommendations which were approved and the three Task and Finish Groups referred to in Agenda items 9e), f) and g) were set up but as at today no meetings have yet taken place.

Appendix B

Gillingham Town Council

Footpath 73 Task and Finish Group

Author: Cllr Graham Poulter

As stated in the last report minor changes to the proposed route had been put forward to the landowners and have been agreed in principle. We are now waiting for the signed documentation to be returned whereupon the formal application can be submitted.

Appendix C

Gillingham Town Council

Footpath to NDRFC Task and Finish Group

Author: Cllr Graham Poulter

Following the report made to this Committee on the 8th March there has been correspondence with Hugh de Longe of Dorset Council with regard to the availability of funds to finance the project. Regrettably, it is not looking good. Hugh says that there isn't a current s106 allocation that the proposed work could easily fit into although there is one allocation which could be explored and that relates to the Stour Valley Way and links to it. However the funds are currently required to finance the remedial work to the footpath between Wavering lane and Jubilee Fields which, as you are aware, is, in places, collapsing into the river.

The Dorset Council Estates Officer has asked for engineering costs for the remedial works and when those costs are known a clearer picture will, hopefully, emerge as to what funds, if any, may be available. Until then the project remains on hold.

Appendix D

Gillingham Town Council

Developer Engagement Advisory Panel

Notes of a meeting held via MS Teams on Thursday 8th April 2021 at 10am
to discuss land North of Wavering Lane / West of Peacemarsh

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

Clare Ratcliffe, Deputy Town Clerk Gillingham Town Council

David Beaton, former Chairman of Gillingham Neighbourhood Plan Group

For the purposes of these notes, the above will be referred to as 'The Panel'.

Russell Smith, Principal Consultant Walsingham Planning

Felicity Crawford, Vistry Group

Matthew Grist, Civil Engineer, Jubb

L Dungworth, Hallam Land

For the purposes of these notes, the above will be referred to as 'the developers'.

Apologies:

Cllr A von Clemens, Gillingham Town Council

Simon Dobie, Works Manager Gillingham Town Council

A Birch, Hallam Land

Fiona Milden, Vistry Group

1. 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](#)

2. Information referred to during the meeting

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.

During the meeting the following information was referred to:

- Dorset Council Local Plan options consultation January 2021 which can be viewed on the Dorset Council Website [HERE](#)
- Dorset Council Strategic Housing Land Availability Assessment (SHLAA) Technical Study which can be viewed on the Dorset Explorer Website [HERE](#)
- Gillingham Neighbourhood Plan which can be viewed on the Dorset Council Website [HERE](#)
- North Dorset Strategic Landscaping and Heritage Assessment which can be viewed on the Dorset Council Website [HERE](#)
- Historic Landfill Sites information available to view via Defra [HERE](#)

3. Presentation of Concept Plan for land North of Wavering Lane

A presentation was given by Russell Smith, Principal Consultant Walsingham Planning.

Mr Smith explained that the Dorset Council Local Plan Options Consultation has identified the area as an optional urban extension and developers wish to engage with the council regarding the development potential of the site. Mr Smith explained that a planning application has not been prepared at this stage; however, it is envisaged that proposals will be brought forward alongside the development plan process. Details of the local plan process can be viewed via Dorset Council's website [HERE](#)

Formed in January 2020, Vistry is made up of Vistry Housebuilding – featuring the Bovis Homes and Linden Homes brands - and Vistry Partnerships, which is the partnerships and regeneration section of the business. Vistry is one of the top five housebuilders in the UK by volume and is one of the country's leading housebuilders. Vistry will be working with Hallam Land Management Ltd, experts in strategic land promotion, and together they are promoting the entire site. Jubb have been commissioned by Hallam Land Management and Vistry Homes to provide transport and highways advice in relation to a proposed community of 800 dwellings to the North West of Gillingham.

The following information has been made available to the council:

- Site Location Plan
- Vision Document
- Access Review
- Heritage Response to SHLAA
- Landscape Response
- Response to Options Consultation

A concept plan for the site is shown below. Please note that this is subject to change.



4. Following the presentation, The Panel asked the following Questions:

- i. Are you aware of Gillingham Town Council’s Response to the Dorset Council Local Plan Options Consultation?**

Those present at the meeting were not aware of Gillingham Town Council’s response to the consultation.

The Panel informed the meeting that at an Extra-Ordinary meeting of Full Council held on 10th March 2021 the town council resolved to submit the following response regarding development of land north of Waverling Lane:

- Land West of Peacemarsh (north of Waverling Lane) is a green field site currently outside of the town’s settlement boundary. The delivery of homes at this site will have a detrimental effect on the delivery of key infrastructure for the town. The proposed southern extension will be completed with an infrastructure delivery scheme which will provide triggers (based on the number of dwellings) for key infrastructure to be delivered alongside social and community infrastructure.

The delivery of homes on land West of Peacemarsh will be piecemeal and will not contribute towards the delivery of social, community or key infrastructure; therefore, **all reference to the optional urban extension should be removed from the plan** and the area should remain outside of the town's settlement boundary.

The Panel also informed the meeting that the following response was submitted by Gillingham Town Council regarding the draft Vision and Strategic priorities.

- The vision states that the settlements in Dorset all have their own distinct character. To add any more large developments on top of those already applied for, would change the character of Gillingham beyond recognition. In particular the addition of 600 homes North of Wavering Lane (West of Peacemarsh) would create a separate community, virtually a suburb of Gillingham. The Southern extension will be integrated and connected. Any further large developments, even that proposed at Common Mead lane will change the character of Gillingham, the character of the landscape surrounding Gillingham must be preserved otherwise the still rural appearance of Gillingham will be lost. It is stated that `excellent employment opportunities will exist at the towns with sustainable travel opportunities provided to them from surrounding villages`. The plan should identify the towns and be absolutely clear as to how those `employment opportunities` will be created and how the `travel opportunities` will be provided.

ii. The Panel asked how the housing need could be justified.

It was explained that at present North Dorset is unable to demonstrate a five year housing land supply, as required by national planning policy, and that the development of the site will be brought forward through the development plan process.

iii. The Panel asked for clarification over the proposed access points to the site.

It was explained that at the present time it is proposed that vehicular access to the site is obtained from Rolls Bridge Road at the location of the existing Wavering Lane / Rolls Bridge Way junction. This access would be obtained by removing an existing dwelling which will enable Rolls Bridge Way to be extended into the site. There is also an opportunity for an emergency site access off of Milton Lane. Further information is available in the Access Review document.

iv. The Panel raised concerns over the proposed access points and the ability of Rolls Bridge Way to cope with an increase in traffic. Concerns were also raised over the adverse effect the traffic will have on Milton-on-Stour.

An initial capacity assessment of the Rolls Bridge Road access junction has been carried out based on a forecast traffic year of 2027. A review of the link capacity of Rolls Bridge Way has also been undertaken.

The Access Strategy Review undertaken by Jubb states that it is evident that Rolls Bridge Way would have more than sufficient link capacity to accommodate the traffic of the proposals; however it was suggested at the meeting that some mitigation work will be needed. Further information is available in the Access Review document.

Further questions were asked regarding the data, which has been based on Journey to Work census data, and The Panel suggested that the base figures are now out of date.

v. The Panel raised concerns over the provision of education and the ability of Gillingham schools to cope with an increase of children / students.

The site has the potential to provide a new primary school at an appropriate stage of the development; however, further discussion is required around meeting educational needs.

vi. The Panel raised concerns over irreversible damage to ecology and asked how the development would be able to deliver biodiversity gains.

The site is relatively unconstrained ecologically, consisting predominantly of improved grassland, which is a habitat of negligible ecological value. No designated or non-designated sites are sufficiently close to be considered at risk of any significant effects as a result of the development proposals. Whilst habitats on-site, including the hedgerows, scrub, pond and trees, are currently considered to be of low ecological value, the size of the site gives opportunities for *in situ* retention and enhancement of habitats.

An appropriately designed development incorporating proportionate mitigation and enhancement measures has the potential to provide a 10% biodiversity net gain; as well as providing enhanced ecological connectivity through the development of wildlife corridors establishing a coherent green network.

vii. What long term employment opportunities will be available for occupants of the proposed new dwellings.

The Masterplan for the Southern Extension includes an area allocated for future employment opportunities.

viii. Are you aware that Gillingham already has a shortfall of informal recreation / amenity space and there is currently a need for an additional land to cater for the existing community? The proposed development does not provide open spaces that reflect current and future needs of the town.

Those present at the meeting were not aware of the present shortfall of recreation and amenity space and welcomed the opportunity to discuss the matter further.

Public open space will be created in the area adjoining the River Stour to protect and enhance the river corridor and will integrate with the open space within the adjoining development to the east of the river. Public open space will also be provided through corridors within the development which will retain and incorporate where possible the field boundary hedgerows and trees, enhance the Stour Valley Way and integrate with the river corridor to provide new green infrastructure linking with the surrounding countryside

ix. Are you aware that there is an historic landfill site in the centre of the site?

Further information is available on the DEFRA website.

x. How do you propose to mitigate against flood risk?

The proposed development will include a series of attenuation ponds which have been designed to be future proofed for climate change.

xi. How do you propose to mitigate against carbon emission and in particular the reliance on vehicles?

The site already includes good linkages such as the existing Stour Valley Way to the eastern boundary and the National Cycle Link 25 to the west and south.

The proposals would include a range of leisure facilities which will reduce the requirement to travel. Pedestrian and cycle linkages will be provided within the community and will be designed to encourage pedestrian / cycle movements and discourage vehicle journeys.

The Panel informed the developers that the X2 bus service no longer serves the Peacemarsh or Wyke areas.

The meeting closed at 11am.