



GILLINGHAM TOWN COUNCIL

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

GROUP MEETING OF PLANNING COMMITTEE MEMBERS

NOTES OF A MEETING HELD VIA MS TEAMS UNDER A TEMPORARY SCHEME OF DELEGATION

on 13th September 2021 at 7.30pm

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 group 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 Potheary, Chairman

Cllr Rupert Evill, Deputy Chairman

Cllr Barry von Clemens

Cllr Paul Harris

Cllr Sharon Cullingford

Cllr Alan Frith

Cllr Keith Wareham

In attendance:

Town Clerk, Julie Hawkins

Non-members:

Cllr Graham Poulter

Press and Public:

Michael Streeter, Gillingham and Shaftesbury News

There was one member of the public present

48. 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 at this point in the meeting.

49. To receive and accept apologies for absence

Apologies were received and accepted from Cllr Alison von Clemens, Cllr John Kilcourse and Cllr Roger Weeks

50. To receive any questions pertaining to the previous group meeting.

There were no questions pertaining to this meeting.

51. 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 declarations of disclosable pecuniary interests.

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

a) Application No: [P/FUL/2021/00882](#)

Proposal: Creation of naturalistic wildlife pond

Location: Sandley Lodge, Sandley Lodge Access, Sandley, Dorset, SP8 5DU

Decision: Granted

b) Application No: [P/FUL/2021/01199](#)

Proposal: Replace existing windows with french-doors on south elevation.
Provide canopies to south and west elevations

Location: The Filling Station, Lower Station Road, Gillingham, Dorset, SP8 4QA

Decision: Granted

c) Application No: [P/FUL/2021/00294](#)

Proposal: Erection of garage

Location: Grace Cottage, Bay Lane, Gillingham, Dorset, SP8 4ER

Decision: Granted

d) Application No: [P/HOU/2021/01609](#)

Proposal: Erect single storey extension

Location: The Cottage, Turners Lane, Gillingham, Dorset, SP8 4BG

Decision: Granted

e) Application No: [P/HOU/2021/01377](#)

Proposal: Erect double garage and workshop (demolish existing garage)

Location: The Auburns, Shaftesbury Road, Gillingham, Dorset, SP8 4LL

Decision: Granted

f) Application No: [P/HOU/2021/01070](#)

Proposal: Convert and extend garage to form additional living accommodation.

Location: Orchard House, Bay Road, Gillingham, Dorset, SP8 4EP

Decision: Granted

g) Application No: [P/FUL/2020/00357](#)

Proposal: Convert and change of use of barn to 1 No. dwelling. Create 1 No parking space to provide 3 in total.

Location: Hunger Hill Farmhouse, Hunger Hill Farm, Hunger Hill, East Stour, Dorset, SP8 5JR

Decision: Granted

h) Application No: [P/HOU/2021/00066](#)

Proposal: Erect single storey rear extension and convert loft into additional accommodation

Location: Nursery End Cottage, Bay Lane, Gillingham, Dorset, SP8 4ER

Decision: Granted

i) Application No: [2/2019/0739/FUL](#)

Proposal: Erect 200 No. dwellings, form vehicular access from Bay Road, pedestrian / cycle link to public right of way, car parking, landscaping, public open space including attenuation pond, erect building to house electricity sub-station and carry out associated works including diversion of public right of way.

Location: Land South of Bay Road, Gillingham, Dorset

Decision: Refused

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

a) Application No: [P/HOU/2021/02039](#)

Proposal: Installation of solar panels on the garage and studio

Location: The Barton, Queen Street, Gillingham, SP8 4DX

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

Gillingham Town Council recommend **approval** of Planning Application P/HOU/2021/02039 for the following reasons:

- The proposal is a sustainable, green option;
- due to the low occupancy of the area, visibility of the panels, when viewed from the High Street Car Park, will be minimal, and
- members consider that the proposal will not have a detrimental effect on the Conservation Area.

b) Application No [P/FUL/2021/02055](#)

Proposal: Change of Use of ground floor room from a watch and clock repair workshop to residential (C3), (for use ancillary to the existing dwelling)

Location: Timepiece Restoration Ltd, Newbury, Gillingham, SP8 4HZ

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

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

Gillingham Town Council recommend **approval** of Planning Application P/FUL/2021/02055 as the loss of the workshop will not have a detrimental effect on the High Street, and the building will be returned to its original intended use. It is noted that the business is still in operation and has relocated.

c) **Application No:** [P/FUL/2021/01993](#)

Proposal: Erection of dwelling

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

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

Gillingham Town Council recommend **approval** of Planning Application P/FUL/2021/01993 for the following reasons:

- The proposed design is in keeping;
- there will be no detrimental impact to neighbours;
- the proposed dwelling is considered not to be overbearing;
- the proposed replanting scheme is supported;
- there will be no adverse effect to highway users.

d) **Application No:** [2/2019/1211/FUL \(Amended Plans\)](#)

Proposal: Demolition of 2 No. dwellings and 1 No. garage block at 1 and 2 Park Villas. Erect 6 No. dwellings with associated 14 No. parking spaces and landscaping. Create new vehicular and pedestrian access.

Location: 1 and 2 Park Villas, Shaftesbury Road, Gillingham, Dorset, SP8 4LG

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

Gillingham Town Council recommend **refusal** of Planning Application 2/2019/1211/FUL for the following reasons:

- The proposed development will result in an increase in traffic movements which is likely to cause additional danger to road users;
- members have concerns over the proposed number of parking spaces, which in their opinion is considered to be inadequate;
- members have concerns over the height of the proposed dwellings which will be out of character and will not improve the character and quality of the area within which they are located, and
- the proposed development constitutes an overdeveloped site which will result in a development of cramped appearance, damaging to the visual amenity and character of the area.

e) **Application No:** [P/PAAC/2021/0305](#)

Proposal: Change of use and conversion of barn into 1 No. dwelling (Class C3)

Location: Culvers Farm, Culvers Lane, Gillingham, Dorset, SP8 5DS

The application was included on the agenda for information purposes only as it is not a planning application but a request for a legal determination of Dorset Council as to whether or not prior approval is required for the proposal. The details were noted.

54. To receive and consider information from Dorset Council of an application made under Section 53 of The Wildlife and Countryside Act 1981 for a definitive map modification order, T641 in the parish of Gillingham.

Details of the application were circulated to members prior to the meeting. Please refer to [Appendix A](#).

The effect of the application, if successful, will be to alter Dorset Council's record of public rights of way by adding a Byway Open to All Traffic along Horsington Lane from the County Boundary, southwards to join Footpath N64/12. Upgrade to a Byway Open to All Traffic that part of Footpath N64/12 from this point south-westwards to the county road in the Parish of Gillingham.

The Town Clerk informed the meeting that decisions on alterations to the Definitive Map using the Modification Order procedure have to be based solely on evidence of whether a right of way of the type under consideration exists or has ever existed on the route described. Gillingham Town Council do not hold any evidence. Any residents who may be able to provide evidence can contact Gillingham Town Hall on 01747 823588 where help and assistance in completing the relevant paperwork can be arranged.

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

There were no issues to report this month. The Town Clerk reported that the Gillingham Walking Festival had been a great success and thanked everyone involved.

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

a) Neighbourhood Plan Sub-committee

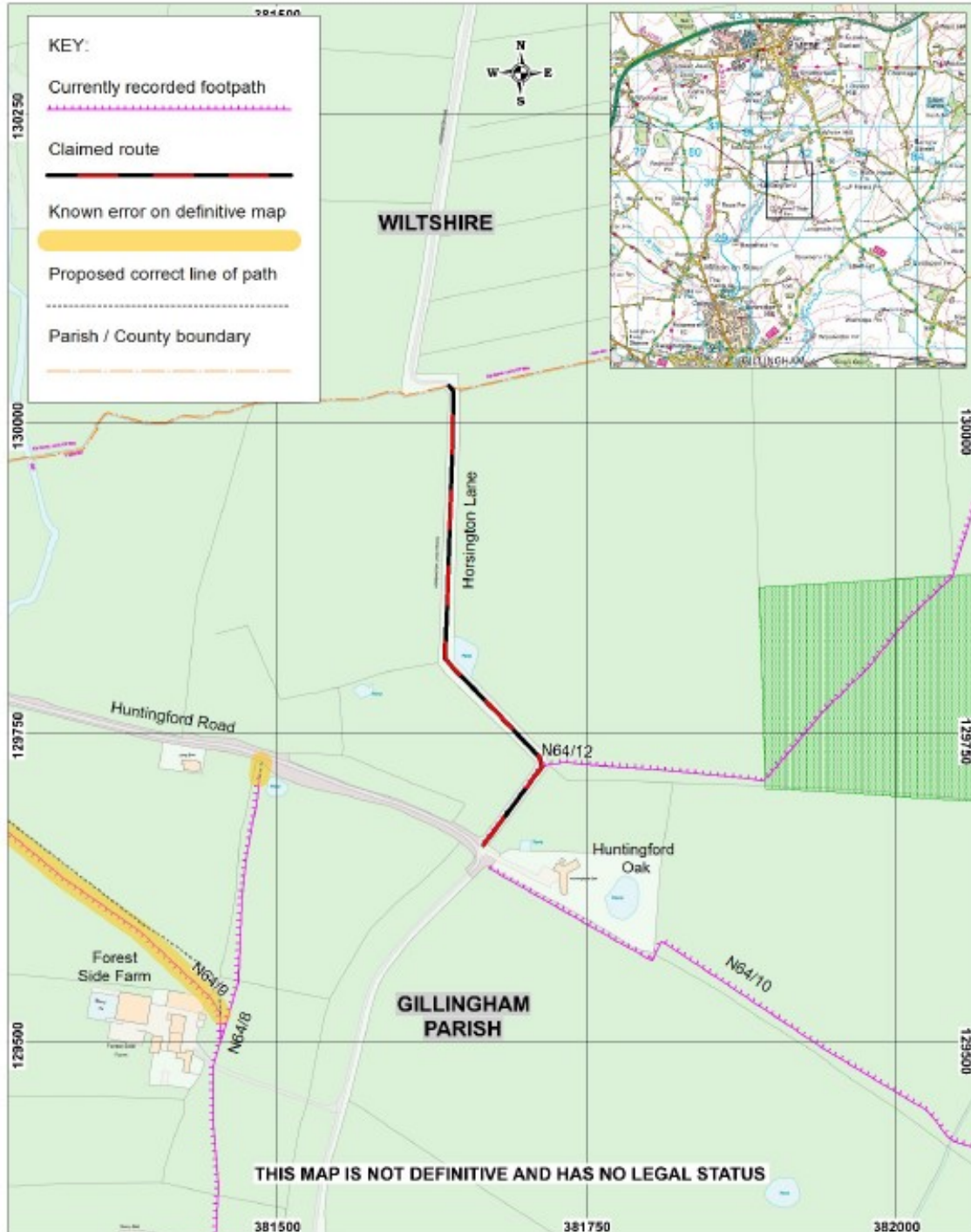
Cllr Cullingford reported that over 100 responses to the Neighbourhood Plan Consultation had been completed at the Gillingham and Shaftesbury Show. Cllr Cullingford thanked the grounds team for erecting the stand, and councillors and staff who had attended the show. The event was a great success.

57. To receive matters pertinent to this meeting.

- a) Cllr Wareham reminded members that there is currently a backlog of planning applications waiting to be processed at Dorset Council which is resulting in decision times taking longer than usual.

Closure. The meeting closed at 8.09pm

Note no. 54



WILDLIFE & COUNTRYSIDE ACT 1981
Definitive Map Modification Order Application T641
 Add a Byway Open to All Traffic along part of Horsington Lane
 upgrade to a Byway Open to All Traffic part of Footpath N64/12
 Gillingham Parish

Ref: T641/21/1
 Date: 09/08/2021
 Scale 1:4000
 Drawn By: AB
 Cent X: 381674
 Cent Y: 129840



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