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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 29 JUNE 2021

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Tim Cook, Les Fry, Matthew Hall, Brian Heatley, Carole Jones, Stella Jones, Val Potheary and Belinda Ridout

Apologies: Cllrs Jon Andrews and Emma Parker

Also present: Cllr David Walsh

Officers present (for all or part of the meeting):

Robert Lennis (Area Lead (Major Projects) Eastern), Hannah Smith (Planning Area Manager), Philip Crowther (Legal Business Partner - Regulatory), Mike Garrity (Head of Planning), Steve Savage (Transport Development Manager), Simon McFarlane (Area Lead Planning Officer, Gillingham), George Dare (Democratic Services Officer) and Megan Rochester (Democratic Services Officer Apprentice)

9. **Apologies**

Apologies for absence were received from Cllr Andrews and Cllr Parker.

10. **Declarations of Interest**

No declarations of disclosable interests were made at the meeting.

11. **Public Participation**

There were no representations by the public to the Committee on the individual planning application below. There were also no questions, petitions or deputations received on other items on this occasion.

12. **Planning Applications**

Members considered the written report submitted on the planning application as set out below.

13. **P/VOC/2021/01567 - West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham**

The Area Lead (Gillingham) introduced the proposal for the construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham (variation of Condition No. 3 of Planning Permission No. 2/2020/0379/FUL to allow for an alternative location for the site compound). The Committee was shown various plans and

photographs of the proposed alternative location for the compound. The alternative location would mean that no existing hedgerow needed to be removed and an existing access further to the East with the requisite visibility splays could be utilised. Archaeological works would no longer be necessary, at this point in time, which was reflected in a change to Condition 10. There were no material considerations which could warrant refusal of the application.

The Transport Development Manager outlined the access to the site, including that it would be right turns only when exiting the site onto Cole Street Lane. There was some vegetation near the access which would be cut to improve visibility. The Highway Authority was supportive of the application.

There were no written representations received for this application.

Cllr David Walsh, Ward Member for Gillingham

Cllr Walsh was supportive of the application. He said that the extension for Gillingham has been worked on for 10 years and it was good that the community could see that the development was being delivered. The Principal Street had previously been granted permission and there are no material considerations for this application to be refused.

Members' Questions and Comments

Cllr Cook asked if the access would be one way and if this would cause traffic management issues. The Transport Development Manager confirmed that construction traffic would enter the Principal Street site from the B3081, and it would exit via the access next to the proposed site compound onto Cole Street Lane.

Proposed by Cllr Ridout, seconded by Cllr Potheary.

The Committee were 'minded to' allow the application. The Head of Planning, having considered the representation and the officer's presentation and having taken into account the views of the committee, made the following decision under delegated authority:.

Decision: That the application be approved, subject to the conditions outlined in the appendix attached to these minutes.

14. Urgent items

There were no urgent items.

15. Exempt Business

There was no exempt business.

Duration of meeting: 10.00 - 10.19 am

Chairman

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Northern Area Planning Committee 29 June 2021 Decisions List

APPLICATION NUMBER: P/VOC/2021/01567

APPLICATION SITE: West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset

PROPOSAL: Construction of a Principal Street, associated access, landscaping and infrastructure works at land to the East of New Road (B3092), Gillingham. (Variation of Condition No. 3 of Planning Permission No. 2/2020/0379/FUL to allow an alternative location for the site compound).

DECISION: Granted, subject to the amended conditions.

CONDITIONS:

Time Limits

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan/Red Line Plan, Ref – HI1177/50/2/A
Engineering General Layout Plan, Ref - HI1177/54/1/Orig
Road 1 – Cross Sections (Sheet 1 of 4), Ref – HI1177/56/01/Orig
Road 1 – Cross Sections (Sheet 2 of 4), Ref – HI1177/56/02/Orig
Road 1 – Cross Sections (Sheet 3 of 4), Ref – HI1177/56/03/Orig
Road 1 – Cross Sections (Sheet 4 of 4), Ref - HI1177/56/04/Orig
Road 1 – Vertical Alignment Longitudinal Section (Sheet 1 of 2), Ref – HI1177/55/01/Orig
Road 1 – Vertical Alignment Longitudinal Section (Sheet 2 of 2), Ref – HI1177/55/02/Orig
Street Lighting Proposals, Ref - HI1177/53/1/B

Reason: For the avoidance of doubt and in the interests of proper planning.

Construction

3. The development hereby permitted shall be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) dated 28 April 2021.

Reason: In the interest of the amenities of neighbouring residents and the interest of highway safety.

Trees / Landscaping

4. The development hereby permitted shall be carried out in accordance with the following approved Street Trees and Planting details;

Street Trees and Planting Plan, Ref – L-001-104 C, dated 13/07/20
Street Trees and Planting Plan, Ref – L-002-104 C, dated 13/07/20
Street Trees and Planting Plan, Ref – L-003-104 C, dated 13/07/20
Street Trees and Planting Plan, Ref – L-004-104 C, dated 13/07/20
Planting Plan, Planting Schedule & Details, Ref – L-001-107 D, dated 14/07/20
Gillingham Principal Street Seed schedule by areas, Rev B.

Reason: In the interest of the amenities of neighbouring residents and the interest of highway safety.

5. The proposal shall be carried out in accordance with approved Arboricultural Impact Appraisal, dated 17 April 2020 and the plan entitled 'Protection measures to trees affected by the works' reference no. HI1177/20/2/Orig dated 16th April 2020.

Reason: In the interest of protecting the trees retained on site.

6. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion of the principal street and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed with the Local Planning Authority.

Reason: In the interest of the amenity and appearance of the location.

Flooding / Drainage

7. Prior to the commencement of any development, a scheme for the provision of compensatory flood storage shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding.

8. Prior to commencement of the development, a detailed surface water management scheme and design for the site must be submitted and approved in writing by the local planning authority. The scheme shall clarify how surface water is to be managed during construction, consider the hydrological and hydrogeological context of the development (including ground water levels during a winter period), topographic & urban design constraints (including Health & Safety) and accord with the following submissions:

- Gillingham Principal Street Drainage Strategy, Rev B, dated 23/06/20.

The surface water scheme shall be fully implemented, in accordance with the submitted details, before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity and to ensure correct functioning of drainage for the development.

9. Prior to the commencement of development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system.

Heritage

10. The development hereby permitted shall be carried out in accordance with the approved 'Access Road, Gillingham SSA, Gillingham, Dorset: Written Scheme of Investigation for an archaeological excavation', Dated May 2021.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

Contamination

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised.

Ecology

12. The development hereby permitted shall be carried out in accordance with the approved Landscape and Ecological Management Plan (LEMP), dated 18 June 2020, Version 4.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

13. The development hereby permitted shall be carried out in accordance with the approved Great Crested Newt Information and Mitigation Strategy, dated July 2020.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

14. Prior to the commencement of any development a scheme for Great Crested Newt financial compensation and the creation of offsite compensation ponds shall be submitted to and approved in writing by the Local Planning Authority. The payment and scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

INFORMATIVES:

Rights of Way

Temporary ROW closures must be completed and returned at least 13 weeks before the intended closure date. There is a fee applicable.

The self-closing pedestrian gates to be installed are to be to the current British Standard BS5709:2018

Where N64/33 will pass through an agricultural gateway South of the proposed Road, a self-closing gate is to be added to the side to allow the landowner to lock the field gate for security purposes if required.

Section 278

The highway works referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it may be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site.

Land Drainage Consent

We note that a Land Drainage Consent (LDC) application has been submitted in respect of the proposed culverts. It is proposed that the final culvert designs and installation methodology will be finalised through this regulatory process, rather than planning. The proposed culverts will need to comply with the JBA technical report.

Environmental Permit

An Environmental Permit may be required from the EA, as relevant regulator for all works to a designated Main River that take place in, under or over, or as prescribed under relevant byelaws in accordance with section 109 of the Water Resources Act 1991. To clarify the Environment Agency's requirements, the applicant should contact the relevant department by emailing floodriskpermit@environment-agency.gov.uk