



NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 9 DECEMBER 2025

Present: Cllrs Richard Crabb (Chair), David Taylor (Vice-Chair), Alex Brenton, Barrie Cooper, Carole Jones, Rory Major, Val Potheary, Belinda Ridout, James Vitali and Carl Woode.

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

Lara Altree (Senior Lawyer - Regulatory), Hannah Smith (Development Management Area Manager (North), Megan Rochester (Senior Democratic & Governance Services Officer), Kirsten Williams and John Miles (Democratic Services Officer).

100. Apologies

Apologies for absence were received from Cllrs Les Fry and Sherry Jespersen.

101. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

102. Minutes

The minutes of the meeting held on 14th and 28th October 2025 were confirmed and signed.

103. Registration for public speaking and statements

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

104. P/RES/2023/06629, Land at Park Farm, Kingsmead Business Park, Gillingham

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the outline location plan and the illustrative master plan was shown to the Committee. She corrected typos in Section 4 of the report under key planning issues; 32 units were proposed for affordable housing and 16 were shared ownership not 17. There would be 10% affordable housing, and the plans provided sufficient garden space. There would be 706 parking spaces and 259 located in garages. Some changes had been made to the layout with consultation with highways. The council flood risk management team raised no objections to the strategy. Energy saving methods were incorporated into the site, with low water use and low-e double glazing, and sustainable drainage.

Climate change adaptation measures had been implemented to achieve reduction in co2 emissions by 60%. Significant existing trees were maintained throughout and new trees planted. The opportunities for biodiversity were maximised. The great crested newt habitat was maintained, and a series of bird boxes, hedgehog highways and bat boxes were widely spread across the site. There was courtyard surveillance in areas and there were no material considerations that would warrant refusal of the application.

Public Participation

There was no public participation.

Members questions and comments

- **A comment was made about how trees were going to be protected**
- **Clarification was sought that EV chargers would be installed at all properties and all spaces not just garages.**
- **Questions were asked if solar panels would be installed on properties, and what were the road materials made out of and questions about run off and drainage.**
- **A question was asked how many dwellings were disabled friendly as in widened doorway as there were no bungalows. Where was the site going to have meeting point or fete, and that there was no place together or village hall.**
- **Comments made about the low number of affordable housings which should be 30% not 10%.**
- **Comments were made that they were happy with streetlights and planning officers had worked hard on this application.**

The case officer, Kirsten Williams commented that the layout of the site was very strong. The Tree officer reviewed the development and identified smaller species to use across the site and there was a condition that if any trees died, they had to be replaced and would be the responsibility of whoever owned the land. Solar panels would be installed on dwellings. All homes needed to be accessible as per building regulations and there was no specific regulation for homes to be fully adaptable. All doors must be a minimum and specific dimension for accessibility. The scheme had been reviewed by the highways department. The parking provision was generous in the Courtyard, and most people would walk and cycle rather than drive. The Safety of water features, designed to appropriate standard and levels, both positioned natural surveillance over them. The developer was not required to achieve biodiversity net gain, but the applicant sought to achieve that. There was no community hall on site, but a financial contribution was secured on the outline application.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** planning permission as recommended, was proposed by Cllr Ridout , and seconded by Cllr Val Potheary.

Decision: To grant planning permission *with conditions set out* in the officer's report and outlined in the appendix of the minutes.

105. **Urgent items**

There were no urgent items.

106. **Exempt Business**

There was no exempt business.

Duration of meeting: 10.00 - 11.37 am

Chairman

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Northern Area Planning Committee
9th December 2025
Decision List

Application Reference: P/RES/2023/06629

Application Site: Land At Park Farm Kingsmead Business Park Gillingham

Proposal: Erect 316 No. dwellings with associated open space, access, sustainable urban drainage, and infrastructure. (Phase 1 Reserved Matters application to determine appearance, landscaping, layout and scale; following the grant of Outline Planning Permission No. 2/2018/0077/OUT).

Recommendation: APPROVE subject to conditions

Decision: that the application be granted subject to the following planning conditions set out below:

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

Location Plan (SP-LP-001 A)

Illustrative Site Layout – Phase 1 (SP-001)

Masterplan Site Layout – All phases (SP-002 A)

Overall Site Layout – Phase 1 (SP-003 A)

Housing Mix Plan (SP-004 B)

FFL Site Layout – Phase 1 (SP-005 A)

External Materials Finishes SECTOR A-J (SP-006 A)

External Materials Finishes SECTOR K-P (SP-007 A)

Site Layout - Sectors A - J - Hard Landscaping & Boundary Treatment (SP-008 A)

Site Layout - Sectors K - P - Hard Landscaping & Boundary Treatment (SP-009 A)

Ecology Plan Layout - Sector A-J (SP-010 A)

Ecology Plan Layout - Sector K-P (SP-011 A)

Phase 1 Landscape Masterplan (1321-001 P07)

Planting Plan - Site Wide Key Plan (1321-200 P07)

Planting Plan 1 of 10 (1321-201 P07)

Planting Plan 2 of 10 (1321-202 P07)

Planting Plan 3 of 10 (1321-203 P06)

Planting Plan 4 of 10 (1321-204 P07)

Planting Plan 5 of 10 (1321-205 P08)

Planting Plan 6 of 10 (1321-206 P06)

Planting Plan 7 of 10 (1321-207 P07)

Planting Plan 8 of 10 (1321-208 P07)

Planting Plan 9 of 10 (1321-209 P06)

Planting Plan 10 of 10 (1321-210 P07)

Preliminary drainage layout - sheet 1 (0689 02-PDL-1001 D)

Preliminary drainage layout - sheet 2 (0689 02-PDL-1002 F)

Preliminary drainage layout - sheet 3 (0689 02-PDL-1003 E)

Preliminary drainage layout - sheet 4 (0689 02-PDL-1004 F)

Preliminary Highway Levels - sheet 1 (0689 PHL-1001 G)

Preliminary Highway Levels - sheet 2 (0689 PHL-1002 G)

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Preliminary Highway Levels - sheet 3 (0689 PHL-1003 F)

Preliminary Highway Surfacing Plan - sheet 1 (0689 PHL-1101 G)

Preliminary Highway Surfacing Plan - sheet 2 (0689 PHL-1102 G)

Preliminary Highway Surfacing Plan - sheet 3 (0689 PHL-1103 F)

Urban Wall 1 Street Elevations (UW-SE-001-REV-A)

Urban Wall 2 Street Elevations (UW-SE-002-REV-A)

Urban Wall 3 Street Elevations (UW-SE-003-REV-A)

Primary 1 Street Elevations (PR-SE-001-REV-A)

Primary 2 Street Elevations (PR-SE-002-REV-A)

Primary 3&4 Street Elevations (PR-SE-3&4-REV-A)

Primary 5 Street Elevations (PR-SE-005-REV-A)

Secondary 1&2 Street Elevations (S-SE-1&2-REV-A)

Secondary 3&4 Street Elevations (S-SE-3&4-REV-A)

Secondary 5 Street Elevations (S-SE-005-REV-A)

Tertiary 1-4 Street Elevations (T-SE-1-4-REV-A)

Tertiary 5&6 Street Elevations (T-SE-5&6-REV-A)

Tertiary 7&8 Street Elevations (T-SE-7&8-REV-A)

Tertiary 9&10 Street Elevations (T-SE-9&10-REV-A)

Tertiary 11&12 Street Elevations (T-SE-11&12-REV-A)

Mews 1 Street Elevations (M-SE-001-REV-A)

Mews 2 Street Elevations (M-SE-002-REV-A)

Mews 3-6 Street Elevations (M-SE-3-6-REV-A)

Mews 7-10 Street Elevations (M-SE-7-10-REV-A)

Mews 11-13 Street Elevations (M-SE-11-13-REV-A)

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1-2-P-003

3-4-P-001 - Rev A

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 QG-03 - QUADRUPLE GARAGE TYPE 3
 QG-04 - QUINTUPLE GARAGE TYPE 1
 QG-05 - QUINTUPLE GARAGE TYPE 2

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

2. The hard surfacing/paving, walls, fences or other external structures as detailed on approved drawings numbered SP-006, SP-007, SP-008 and SP-009 shall be completed before the first occupation/use of any of the building/land.

Reason: To ensure satisfactory landscaping of the site and to enhance the visual amenity and character of the area.

3. The soft landscaping works detailed on approved drawings 1321-201 (P07), 1321-202 (P07), 1321-203 (P06), 1321-204 (P07), 1321-205 (P08), 1321-206 (P06), 1321-207 (P07), 1321-208 (P07), 1321-209 (P06) and 1321-210 (P07) must be carried out in full during the first planting season (November to March) following commencement

of the development or within a timescale to be agreed in writing with the Local Planning Authority. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 10 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 the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

4. The development hereby approved shall be undertaken in accordance with the details set out in the submitted Tree Survey (SITE SURVEY/BS5837:2012 Nov 2017). All trees and hedges shown to be retained in the Tree Protection Plans (03810 TPP 06.09.24 Sheets 1 to 5) shall be fully safeguarded during the course of site works and building operations.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

5. No development shall proceed beyond damp proof course level until full specification details of all external facing materials (including, walls, roofs and fenestration detail) has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved materials and shall also comply with the approved materials distribution plan (Drawing No.SP-006A Site Layout - External Materials Finishes Sector A-J and SP-007A Site Layout - External Materials Finishes Sector K-P).

Reason: To ensure a satisfactory visual appearance of the development.

6. Before installation of any air source heat pumps or similar equipment, a noise report from a suitably qualified/experienced person shall be submitted to and agreed in writing by the Local Planning Authority. The written report shall follow the BS4142:2014 format and contain details of background sound measurements at times when the plant is likely to be in operation, against the operational plant sound level(s). The report shall predict the likely impact upon sensitive receptors in the area and all calculations, assumptions and standards applied shall be clearly shown. Where appropriate, the report shall set out appropriate measures to provide mitigation to prevent loss of amenity and prevent creeping background noise levels. The agreed mitigation measure shall be fully implemented and permanently retained thereafter.

Reason: In order to protect the living conditions of future occupiers of residential properties.

7. Prior to any occupation of development hereby approved, a final Acoustic Design

Statement shall be submitted to and approved in writing by the Local Planning Authority.

This statement shall demonstrate how occupiers of the approved dwellings will be protected from their noise climate, including anticipated traffic noise and where necessary, noise mitigation measures for the dwellings. Any such noise mitigation measures must be fully established, implemented, and maintained for the lifetime of the development, and avoid conflict with ventilation requirements. The development shall be carried out in accordance with the approved Acoustic Design Statement.

Reason: In order to protect the living conditions of future occupiers of residential properties.

8. The development hereby approved shall be undertaken in accordance with the detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the Ecological Mitigation Plan & Preliminary BNG audit (Andrew J McCarthy – 30 October 2025 FINAL v00).

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

9. Prior to occupation of the Phase 1 site an updated detailed biodiversity mitigation, compensation and enhancement/net gain strategy shall be submitted which carries forward the mitigation set out in the Ecological Mitigation Plan & Preliminary BNG audit (Andrew J McCarthy – 30 October 2025 FINAL v00), and which robustly demonstrates a net gain in habitats, and mitigation for impacts on protected species, across all phases of the Outline application site. The development shall be carried out in accordance with the approved strategy.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

10. No development shall proceed beyond damp proof course level until details of tree soil volumes have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved details.

Reason: To ensure long term establishment of proposed trees.

11. Prior to the commencement of the development above damp course level, a scheme showing precise details of all external lighting (including appearance, supporting columns, siting, technical details, power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall reflect the need to assist public safety whilst adhering to standards set out in the approved Biodiversity Mitigation and Enhancement Plan. The approved scheme shall be implemented before the

development is occupied and shall be permanently maintained thereafter. No further external lighting shall be installed on site without the prior approval, in writing, of the Local Planning Authority.

Reason: In the interest of the amenity of the area, public safety, protected species and biodiversity.

12. The construction of the development hereby approved shall be limited to between the hours of 07:00hrs – 19:00hrs on Mondays to Fridays, 08:00hrs – 13:00hrs on Saturdays, with no activity on Sundays or Public Holidays.

Reason: To safeguard the amenity of the area and living conditions of any surrounding residential properties.

13. The detailed design of the proposed pedestrian / cycle routes shall be submitted to the local planning authority prior to the commencement of the development for approval in writing. The details shall conform to the following details:

- a. Shared footpaths / cycle routes should be direct possible, eliminating pinch points and/or alignments that give rise to sharp turning movements.
- b. A minimum usable width / clearance of 3m along shared pedestrian / cycle routes.
- c. Routes to be constructed to Dorset Council adoptable standards
- d. Routes to be surfaced in grey, black or buff rolled tarmac with edging strips.
- e. Paths to be adequately drained and appropriately lit, adopting lighting features that are sympathetic to surrounding ecology that may include bollard lighting, baffles, inset lighting or benefiting from light spillage from surrounding streets.
- f. Paths to benefit from sufficient intervisibility and natural / passive surveillance

The development shall be carried out in accordance with the approved details.

Reason: to ensure a legible, safe, and accessible environment for non-motorised users.

14. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. 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, and to improve habitat and amenity.

15. Prior to occupation of the development, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system 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, and to prevent the increased risk of flooding.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority,

takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

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