

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 declared that he had listened to the debate and concurred with the member's 'minded to' view to approve the application.

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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