

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 2nd OCTOBER 2017** at **6.30 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor G Green

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Councillor W Trite

Swanage Town Council

Miss N Clark

Management Support Officer

There were three members of the public present at the meeting.

Public Participation Time

The following matters were raised:-

- Reference made to the Department for Communities and Local Government's Planning for the right homes in the right places consultation proposals, and concerns raised that an increased supply of housing in the area could potentially lead to an increase in second homes.
- Reference made to the Dorset Local Enterprise Partnership's Annual Report, and a question raised as to whether the Town Council would be leading any public engagement regarding the document. Comments were also made that the potential implications for Purbeck could be significant.
- Planning application 6/2017/0485 44 High Street, Swanage, and an explanation given regarding the proposed improvements to the roof of the building.

1) Election of Chairman

In the absence of the Committee Chairman, it was agreed that the Town Mayor, Councillor Bonfield, would assume the Chair for the meeting.

2) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Harris and Lejeune.

3) Declarations Of Interest

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with paragraphs 9 – 13 of the Council's Code of Conduct and regulations made under chapter 7 of the Localism Act 2011.

Agenda Item No. 4) Plans for consideration – Non Delegated Applications – Planning application no's. 6/2017/0499 and 6/2017/0500 Marine Villas, High Street, Swanage, BH19 2AP – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being the Town Council's outside representative for the Swanage Pier Trust.

There were no other declarations to record on this occasion.

Planning

4) Plans for consideration

Delegated Applications

- 6/2017/0411 **Listed Building Consent**
LISTED **19 High Street, Swanage, BH19 2LP**
Internal alterations to facilitate change of use of upper ground floor from storage to two flats.
Mr Harris
OBSERVATION: No objection in principle to change of use, subject to adherence to the Design and Conservation Officer's report. However, concerns are raised regarding the design/poor quality of the proposed internal layout, and the Committee recommends that the applicant liaises with the Building Regulations officer for advice in this respect.
- 6/2017/0503 **Listed Building Consent**
LISTED **19 High Street, Swanage, BH19 2LP**
Internal alterations to facilitate change of use of upper ground floor from storage to one 1-bedroom flat and one 2-bedroom flat.
Mr Harris
OBSERVATION: No objection in principle to change of use, subject to adherence to the Design and Conservation Officer's report. However, concerns are raised regarding the design/poor quality of the proposed internal layout, and the Committee recommends that the applicant liaises with the Building Regulations officer for advice in this respect.
- # 6/2017/0438 **Plot 220, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Erection of decking.
Swanage Bay View Holiday Home Park
OBSERVATION: No objection, subject to satisfactory responses being received from the local Fire Service and the Park's Management Company regarding concerns raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.
- # 6/2017/0491 **Retrospective application**
Plot 34, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS
Replace wooden decking with UPVC decking. (Retrospective)
Swanage Bay View Holiday Home Park
OBSERVATION: No objection, subject to satisfactory responses being received from the local Fire Service and the Park's Management Company regarding concerns raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.
- # 6/2017/0523 **Plot 198b, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Erection of decking.
Swanage Bay View Holiday Home Park

OBSERVATION: No objection, subject to satisfactory responses being received from the local Fire Service and the Park's Management Company regarding concerns raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.

6/2017/0473

200 High Street, Swanage, BH19 2PQ

Alterations and additions to form first floor level, including dormer windows and five roof lights.

Mr Temel

OBSERVATION: No objection in principle to the proposed alterations and additions, subject to no overlooking, and mitigation of neighbour concerns received regarding overlooking and loss of privacy. However, concerns are raised regarding the poor design/visual appearance of the proposed dormer windows, and the potential adverse impact this could have on the street scene.

6/2017/0485

44 High Street, Swanage, BH19 2NX

Re-installation of historical dormers to the south elevation and chimneys.

Mr Lejeune

At 6.50 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to address the Committee, and respond to questions regarding/relevant to the planning application.

OBSERVATION: Recommend refusal. Concerns are raised regarding the accuracy of the plans, and it is felt that insufficient information has been provided for the Committee to be able to fully assess the impact of the proposed works, the property being a Listed Building situated within the Town Centre/Swanage Conservation Area.

Committee Members also wish to record their support of the Design and Conservation Officer's report comments.

6/2017/0499

Marine Villas, High Street, Swanage, BH19 2AP

Change of use of part of the building as a community radio station. Install satellite dishes and air conditioning unit.

Swanage Pier Trust

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report.

Committee Members also wish to record their support of the Design and Conservation Officer's Pre-application Advice report dated 1st August 2017.

6/2017/0500

LISTED

Listed Building Consent

Marine Villas, High Street, Swanage, BH19 2AP

Change door, install partition, secondary glazing, air conditioning unit and system, and satellite dishes.

Swanage Pier Trust

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report.

Committee Members also wish to record their support of the Design and Conservation Officer's Pre-application Advice report dated 1st August 2017.

Please note:

The Town Council is the owner of land included within, or directly affected by, applications marked #.

5) Applications for tree works - opportunity to raise any matters of concern

There were no matters raised.

6) To note receipt of the following consultation document and to determine the Council's preferred method of response, if any:

a) Department for Communities and Local Government (DCLG) – Planning for the right homes in the right places: consultation proposals

It was reported that the DCLG was consulting on new planning proposals which would involve amendments to the National Planning Policy Framework and regulations. The proposals included the introduction of a standard method for calculating local housing need, which was welcomed by Committee Members. However, comments were made that decisions regarding housing need should be made at the lowest possible level, and that the Town Council should be deciding where/how many properties should be built in the town.

A discussion ensued, during which concerns were raised regarding the lack of expertise/knowledge of Members to be able to confidently comment on the proposals, and it was felt that the District Council (PDC), as the Local Planning and Housing Authority, would be best placed to respond to the consultation. Further concerns were raised regarding the number of new homes proposed for the Purbeck area, adequacy of existing infrastructure, the poor condition of local roads, and potential increase in traffic.

During the debate the Chairman invoked Standing Order No.1 p. to briefly suspend the Meeting so as to allow members of the public to address the Committee, and respond to questions regarding/relevant to agenda item 6) a).

PDC's draft response to the consultation had already been prepared, and Members agreed that it would be beneficial for all Town Councillors to review the response. It was therefore proposed by Councillor Bonfield, Seconded by Councillor Whitwam and RESOLVED UNANIMOUSLY:

That a copy of the District Council's draft response to the consultation be circulated to all Town Councillors along with a request for additional comments, if any, to be sent to officers to collate responses on behalf of the Committee accordingly.

The questionnaire would be placed on the agenda of the next Committee Meeting for completion if necessary.

7) Items of Information and Matters for Forthcoming Agendas

a) Purbeck District Council's Town and Parish Council Planning Training – Tuesday 31st October 2017 – a reminder was given regarding the District Council's upcoming one-day planning workshop.

b) Dorset Local Enterprise Partnership (DLEP) – Annual Report 2016/17 – a copy of the report was provided to Committee Members for information purposes. Members were in support of DLEP's aims to drive local sustainable economic growth and create new jobs in Dorset. No further action was required at this time.

c) NHS Dorset Clinical Commissioning Group – 'The Future of Healthcare in Dorset' information booklet – it was reported that the booklet had been produced following the special meeting of the Governing Body of NHS Dorset CCG on 20th September 2017, and detailed the decisions made at that meeting. A discussion ensued during which

concerns were reiterated regarding ambulance response times to Swanage. Comments were made that Swanage Ambulance Station could be better utilised, and that an extension to Swanage Hospital's minor injuries unit services should also be considered.

Further to minute no. 3) of the Planning and Consultation Committee Meeting held on 4th September 2017, it was reported that the meeting with Richard Drax MP had been worthwhile. The MP had written to the Chief Executives of the SW Ambulance Service, NHS Dorset CCG, and Dorset Healthcare University NHS Foundation Trust, raising concerns on behalf of the Town Council, and responses were now awaited.

- d) Purbeck District Council - Stopping up of Footpath SE3/23 (Part) at Prospect Farm, Victoria Avenue, Swanage - Public Path Diversion Order 2017** – further to minute no. 5) b) of the Planning and Consultation Committee Meeting held on 4th September 2017, it was reported that the Town Council had now been formally consulted on the proposed diversion of the public footpath. The planning application had been approved, however, the development could not proceed unless the Diversion Order was confirmed.

Any representation about, or objection to, the Order had to be submitted in writing to PDC by no later than 30th October 2017. As the next Committee Meeting would not be held until 6th November 2017, Committee Members agreed that a copy of the Order should be circulated to all Town Councillors for review, along with a request for any representations/objections to be sent to officers, who would collate responses on behalf of the Committee. It was therefore proposed by Councillor Bonfield, seconded by Councillor Poultney and **RESOLVED UNANIMOUSLY:**

That delegated authority be given to officers to use Councillors' comments received, if any, to formulate the Council's response to the District Council's Public Path Diversion Order 2017, in relation to Footpath SE3/23 (Part) at Prospect Farm.

8) Date of next Meeting

The date of the next meeting had been scheduled for Monday 6th November 2017 at 6.30 p.m.

The meeting closed at 7.30 p.m.
