

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 4th DECEMBER 2017** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

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 in attendance: -

Miss N Clark

Acting Administration & Communications Manager

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

1) **Apologies**

An apology for her inability to attend the Meeting was received from Councillor Lejeune.

2) **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. 3) Plans for consideration – Non Delegated Applications

Planning application no. 6/2017/0655 1 St Vasts Road, Swanage, BH19 2BN – Councillor Poultney declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of the owner of the property.

Planning application no. 6/2017/0655 1 St Vasts Road, Swanage, BH19 2BN – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of Purbeck District Council's Planning Committee. It was deemed likely that the application would be considered at a future Planning Committee Meeting.

Planning application 6/2017/0609 12 Newton Road, Swanage, BH19 2DZ – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being the freeholder of a nearby property.

Agenda Item No. 5) Licensing – a) Mr K H Tomes & Ms M K Smith, Costcutter, 208 High Street, Swanage, BH19 2PQ - application to vary a premises licence under section 34 of the Licensing Act 2003, b) Swanage & Purbeck Development Trust, The Centre, 7 Chapel Lane, Swanage, BH19 2PW – application for a premises licence under section 17 of the Licensing Act 2003, and **Agenda Item No. 6) Items of Information and Matters for Forthcoming Agendas – Licensing** – d) Loud Sound Events Ltd, Lulworth Castle & Grounds, East Lulworth, BH20 5QS – application to vary a premises licence under section 34 of the Licensing Act 2003 – Councillors Morris and Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being Members of Purbeck District Council's Licensing Committee. It was possible that all three licensing applications could be considered at a future District Council Licensing Committee Meeting.

Agenda Item No. 5) Licensing - b) Swanage & Purbeck Development Trust, The Centre, 7 Chapel Lane, Swanage, BH19 2PW – application for a premises licence under section 17 of the Licensing Act 2003 – Councillor Green declared a non-pecuniary interest under the Code of Conduct by reason of being related to a Member of The Centre's Management Board.

There were no other declarations to record on this occasion.

Public Participation Time

There were no matters raised.

Planning

3) Plans for consideration

Non Delegated Applications

Further to his declaration of interest under Minute No. 2), Councillor Poultney left the room during consideration of the following item.

Further to his declaration of interest under Minute No. 2), Councillor Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

- 6/2017/0655 **1 St Vasts Road, Swanage, BH19 2BN**
Demolition of existing dwelling and erection of eight unit residential building, with associated access and parking
Nylo Homes Ltd
OBSERVATION: Defer for consideration at a future meeting. The Committee wishes to seek further information, and neighbour consultation has yet to take place.

Delegated Applications

- 6/2017/0574 **73 Ulwell Road, Swanage, BH19 1QU**
Erect a front porch.
Mrs Benwell
OBSERVATION: No objection.

Prior to consideration of the next item, the Chairman reported that this site was under consideration as one of a number of potential locations for a new Town Council Depot.

- 6/2017/0580 **Revised proposal and plan**
Plot 5, Prospect Business Park, Victoria Avenue, Swanage, BH19 1EJ
Four industrial units in two blocks, Units 25 - 27 (Block 1) for B1, B2 & B8 use, and Unit 28 (Block 2) for B1, B2 & sui generis use as a council depot, both with car parking and yard area.
D & P Lovell Ltd
OBSERVATION: No objection.
- 6/2017/0586 **323 High Street, Swanage, BH19 2NL**
Rendering to dwelling.
Mr Collins
OBSERVATION: No objection.

Further to her declaration of interest under Minute No. 2), Councillor Harris stayed in the room during consideration of the following item, but did not take part in any discussion, decision or vote. It was agreed that Councillor Bonfield, in his capacity as Town Mayor, would assume the Chair during consideration of the item.

- 6/2017/0609 **12 Newton Road, Swanage, BH19 2DZ**
 Sub-division of existing dwelling to form two flats, including demolition of conservatory, remove chimney, erection of single storey rear extension with balcony above, widen dormer, insert new first floor window in north (side) elevation and insert new roof light in rear elevation, new entrance lobby, and new parking area.
 Mr Turner
(Deferred from 6th November 2017 Meeting)
OBSERVATION: Recommend refusal. Concerns are raised regarding the overbearing scale of the proposed development, and the potential adverse impact on neighbour amenity, overshadowing/overlooking and loss of privacy (at the time of the meeting neighbour consultation was still open until 6th December 2017).
 Further concerns are raised regarding highway/pedestrian safety, vehicular access to/from the proposed parking area would be off of a steep road/across a sloping public footway. There is insufficient space to park a vehicle at right-angles to the property, and it would appear that a vehicle parked parallel to the street would impede access to one of the proposed flats.
 The Committee would also wish to express its concern regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone wall at the front of the property, and would wish to see the wall retained as part of any approved scheme. Removal of the wall would have an adverse impact on the street scene and fail to conserve the positive contribution it makes to the architectural character and appearance of the property.
- 6/2017/0611 **Larks Rise, 279B High Street, BH19 2NH**
 Erect new dwelling.
 Mr Jones
OBSERVATION: No objection, and comments raised that the design of the proposed property would be in keeping with the street scene.
- 6/2017/0613 **9A & 9B Bay Close, Swanage, BH19 1RE**
 Remove chimney, extend and convert roof space to form extra bedroom.
 Erect porch.
 Mr Wood
OBSERVATION: No objection, subject to mitigation of neighbour's concerns regarding overlooking and loss of privacy.
- * 6/2017/0614 **20 Cauldron Crescent, Swanage, BH19 1QL**
 Rear single storey extension with steps and terrace, insert roof light in rear elevation, front single storey extension, front dormer window, and widen drive.
 Mr & Mrs French
OBSERVATION: No objection, subject to no overlooking/loss of amenity to surrounding properties. However, the Committee wished it to be noted that it felt that a precedent has already been set for this type of development on the estate.
- 6/2017/0649 **6 Quayside Court, 4 High Street, Swanage, BH19 2NP**
 Add new support ties to balcony on east elevation.
 Mr & Mrs Rogerson
OBSERVATION: No objection.

6/2017/0661

6 Hill Road, Swanage, BH19 1RH

Erect rear extension, and raise roof height to form rooms in roof, with ground floor terraces, and first floor balcony with access to the garden. Install solar panels. Excavate front garden and erect retaining walls to form new vehicular access with off-road parking area.

S Craig & T Sharp

OBSERVATION: No objection.

Please note:

* The Town Council is Corporate Trustee of the De Moulham Trust, which holds the benefit of covenants in the properties that are the subject of applications marked *.

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

There were no matters raised. However, further to Minute 4) of the Planning and Consultation Committee Meeting held on 6th November 2017, it was reported that although the District Council's Tree Officer would not be available in the near future to attend a Committee Meeting, an updated guidance document on tree-related planning matters would be provided to Committee Members by the Trees Team.

Licensing

Further to their declarations of interest under Minute No. 2), Councillors Morris and Whitwam stayed in the room during consideration of the following two items, but did not take part in any discussion, decision or vote.

5) To note receipt of the following licensing applications and to determine the Council's response, if any, under the four licensing objectives:

a) Mr K H Tomes & Ms M K Smith, Costcutter, 208 High Street, Swanage, BH19 2PQ - application to vary a premises licence under section 34 of the Licensing Act 2003.

OBSERVATION: No objection – the application had been submitted for a minor variation to licensing hours only. Committee Members agreed that the business had been licensed/had sold alcohol for many years, and had a proven track record. The Committee therefore had no further comments to make.

Further to her declaration of interest under Minute No. 2), Councillor Green stayed in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

b) Swanage & Purbeck Development Trust, The Centre, 7 Chapel Lane, Swanage, BH19 2PW – application for a premises licence under section 17 of the Licensing Act 2003.

OBSERVATION: The Committee fully supported the application for a new premises licence, and a discussion was held regarding future plans for enhanced facilities/events at The Centre, the tireless fundraising efforts of Trustees over the past year, and financial investment made thus far into this community venture. However, concerns were raised regarding the playing of amplified music outside of the premises and the committee felt that this required greater consideration/review under licensing objective 'The prevention of public nuisance'. It was therefore proposed by Councillor Bonfield, seconded by Councillor Harris and **RESOLVED UNANIMOUSLY:**

That the Committee's support for the application be submitted to the District Council's Licensing Officer, but raising concerns under licensing objective 'The prevention of public nuisance (noise)' regarding the playing of amplified music outdoors/outside of The Centre.

6) Items of Information and Matters for Forthcoming Agendas

- a) **Dorset County Council, Children’s Services - Supporting families with young children in Dorset** – DCC was exploring ways in which it could support families with children aged 0 – 5 years old, and was looking for interested parties to undertake a short questionnaire, a copy of which was submitted for information purposes. The details had also been posted on the Town Council’s Facebook page, and had been forwarded to all Town Councillors and local community groups to complete the questionnaire if they so wished.
- b) **National Association of Local Councils diversity commission – Census Survey of Parish Councillors 2017** – NALC had recently formed a new diversity commission to promote and increase the diversity of councillors in local councils, and was undertaking a Census Survey of Parish Councillors. An invitation had therefore been sent to all Town Councillors to undertake the survey if they so wished.
- c) **Pre-Submission Draft Bournemouth, Dorset and Poole Mineral Sites Plan, and Waste Plan Public Consultation - 1st December 2017 to 31st January 2018** – details of the upcoming public consultation had been submitted for information purposes, and would be included on the agenda of a future Committee Meeting for consideration.

Further to their declarations of interest under Minute No. 2), Councillors Morris and Whitwam stayed in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

- d) **Licensing - Loud Sound Events Ltd, Lulworth Castle & Grounds, East Lulworth, BH20 5QS – application to vary a premises licence under section 34 of the Licensing Act 2003** – further to Minute 159 (b) (Matters for forthcoming agendas) of the Monthly Council Meeting held on 27th November 2017, the above licensing application was submitted for consideration. It was reported that the organisers of the Camp Bestival and Bestival Music Festivals were proposing to hold the festivals within one week of each other at Lulworth Castle, on 26th – 29th July and 2nd – 5th August 2018 respectively. The previous agreement had been that there would be a minimum period between the close of one festival to the start of the next of five weeks.

OBSERVATION: Object to the proposed variation under licensing objective - ‘The prevention of public nuisance’ - major concerns were raised regarding the physical capacity of the local infrastructure to cope with the proposal to run two large music festivals consecutively, and the potential negative impact this would have on all local/Purbeck residents, businesses, the local economy and tourism, this being one of the busiest periods of the year with visitors and vehicular traffic (e.g. Swanage Carnival Week would be taking place from 28th July to 4th August 2018, during which the town experienced maximum population).

Further comments were made that the Purbeck area already suffered regular instances of acute traffic congestion and gridlock, and running two large music festivals on consecutive weekends would exacerbate these problems, and increase the adverse impact on local residents/businesses. Committee Members had been made aware of issues experienced during the festivals held at Lulworth Castle in July and September 2017, whereby local businesses and residents had been unable to carry out their lawful/usual daily business. Concerns were also expressed regarding potential access problems for the already stretched local emergency services.

It was therefore proposed by Councillor Bonfield, seconded by Councillor Green and **RESOLVED UNANIMOUSLY:**

That the Committee’s concerns under licensing objective ‘The prevention of public nuisance’ as above be submitted to the District Council’s Licensing Officer accordingly.

7) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 8th January 2018 at 6.30 p.m.

The meeting closed at 7.55 p.m.
