

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 1st FEBRUARY 2016** at **6.30 p.m.**

Chairman: -

Councillor S Poultney

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor A Lejeune

Swanage Town Council

(From 6.40 p.m.)

Councillor T Morris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Councillor C Finch

Swanage Town Council

Dr M Ayres

Town Clerk

Miss N Clark

Management Support Officer

Public Participation Time

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

The following matters were raised during Public Participation Time:

- Clarification requested regarding Councillor observations made on planning applications at Town Council meetings, and those made at District Council meetings for the same applications. In answer to this question the Committee gave an explanation of 'predetermination', and advised that Councillors would not attend these meetings with a 'closed mind'. It was confirmed that Councillors would not make a decision on planning applications before considering or hearing all of the relevant evidence/points raised.
- Thanks were given to the Committee for their reply to a previous question raised regarding the material planning consideration 'loss of a public view'.
- Reference was made to the Dorset Heathlands Planning Framework 2015-2020, and concerns were raised regarding the growing damage seen to local heathlands caused by public access to these areas. A question was raised as to whether this matter should be included as part of the Purbeck Local Plan (PLP) Partial Review.

1) Apologies

There were no apologies to report for inability to attend the meeting.

2) Declarations Of Interest

Members were invited to declare their interest under the Code of Conduct as defined by regulations made under section 30 (3) of the Localism Act 2011, and requests for Grants of Dispensations in respect of Disclosable Pecuniary Interests.

Agenda Item No. 5 - Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a director of the Swanage Railway Trust.

There were no other declarations to record on this occasion.

3) Plans

Under the Code of Conduct, Members declared a formal interest in the capacity of Corporate Trustee of the De Moulham Estate Trust in applications relating to the Trust.

Delegated Applications

- 6/2015/0765 **7 Morrison Road, Swanage, BH19 2BW**
Raise roof height to facilitate first-floor accommodation with dormer windows, erect side extension with integral garage. Alterations to windows and doors.
Mr Mack
OBSERVATION: No objection.
- 6/2015/0769 **Kiosks, High Street, Swanage, BH19 2LN**
Removal of condition 5 of planning permission 6/2011/0005 (Demolish sections of the existing canopy and erect new external walls with roof terrace over and landscape site) to allow the placement of temporary or permanent structures upon the roof terrace.
Mr Storer
OBSERVATION: Recommend refusal on grounds that the proposal fails to enhance the character and appearance of the Conservation Area, as detailed in condition 5 of planning permission 6/2011/0005. Concerns were raised regarding the possible detrimental impact on the visually important streetscene, due to the prominent location of the building and proximity to a Listed Building.
- 6/2016/0005 **The Cottage, Newton Manor, 170 High Street, Swanage, BH19 2PF**
Erect rear extension to form study and W.C.
Mr Andrews
OBSERVATION: No objection, subject to compliance with the Design and Conservation Officer's report.
- 6/2016/0006
LISTED **Listed Building Consent**
The Cottage, Newton Manor, 170 High Street, Swanage, BH19 2PF
Erect rear extension to form study and W.C.
Mr Andrews
OBSERVATION: No objection, subject to compliance with the Design and Conservation Officer's report.
- 6/2016/0014 **1-3 Tilly Mead, Shop Unit 3, Commercial Road, Swanage, BH19 1DF**
Change of Use of Unit 3 from Use Class A2 (Financial and Professional Services) to Use Class A3 (Food and Drink).
Java Independent Coffee House
OBSERVATION: No objection.

Items for information only

The following application was not discussed by virtue of the Town Council being Corporate Trustee of the De Moulham Trust.

- 6/2015/0748 **8 Gannetts Park, Swanage, BH19 1PF**
Erect single-storey side and rear extension, first floor rear balcony and insert dormer window on rear elevation to facilitate loft conversion.
Mr Greenwood

Non-Material Amendment

6/2016/0020

10 Queens Road, Swanage, BH19 2EQ

Non-material amendment to planning permission 6/2015/0286 (Erect two-storey rear extension) to alter ground floor rear elevation windows.

Mr Brady

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

There were no matters raised on this occasion.

Consultation

5) To note receipt of the following consultation documents and to determine the Council's preferred method of response:

a) South Western Rail Franchise Stakeholder Consultation - feedback from the Purbeck Community Rail Partnership meeting being held on Tuesday 26th January 2016

Further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 4th January 2016, the consultation documents had been discussed by the Purbeck Community Rail Partnership at their meeting on 26th January 2016. It was reported at the meeting that the District Council and Swanage Railway were in the process of drafting responses to the consultation.

A discussion ensued and comments were made that any future rail services to Swanage would have a positive impact on the town and its economy, and that it would be vital for the town to re-establish a link with the network, although concerns were raised as to whether such a link could possibly have an effect on Swanage Railway's Heritage status. It was felt that the District Council and Swanage Railway had greater specialist knowledge than the Committee to comment on the consultation questions raised, and that the Committee would be in support of their respective observations/responses. It was therefore proposed by Councillor Bonfield, seconded by Councillor Morris and RESOLVED UNANIMOUSLY:

That a response be sent confirming that the South Western Rail Franchise Stakeholder Consultation documents had been appropriately reviewed and considered by the Planning and Consultation Committee at its meeting held on 1st February 2016, and that the Committee supports the District Council's and Swanage Railway's response to the consultation.

6) Items of Information and Matters for Forthcoming Agendas

a) 2016 Rural Bus Services Review – routes identified for review

A copy of Dorset County Council's (DCC) Rural Bus Service Review briefing, and list of routes identified for review, had been received. DCC needed to reduce its spend on public transport subsidy by £500,000 from a review of rural services, DCC would instead support the ongoing development of community based transport schemes. A public consultation was being held from 11th January to 8th February 2016.

Route 275, a Swanage to Wareham service which ran weekly on a Thursday, would be under review, and the villages along this route which would no longer be served by public transport were Church Knowle, Kimmeridge, Steeple, Creech, East Creech, Furzebrook and Ridge. Members acknowledged that in the current economic climate if services were not well used then they would be at risk of being reduced/withdrawn. It was agreed that no further action would be taken, but the Committee wished to record its disappointment for the loss of service to the villages affected by the review.

b) Adoption of Dorset Heathlands Planning Framework 2015-2020 – Supplementary Planning Document

Advice of the adoption of the Dorset Heathlands Planning Framework 2015-2020, Supplementary Planning Document (SPD), had been received from Purbeck District Council (PDC). The SPD had come into effect on the 19th January 2016. A copy of the document and PDC's Adoption Statement had been circulated for information/review.

A discussion ensued and, as also raised during Public Participation Time, concerns were reiterated regarding the continuing damage seen to local heathlands caused by public access for recreational purposes. Further concerns were raised regarding the identification/provision of Suitable Alternative Natural Green Space (SANGS) in Swanage, and Members were in agreement that these concerns should be raised through the PLP Partial Review process. It was reported that Natural England had also raised a number of concerns during the SPD consultation period.

Committee Members felt that it would be prudent to invite an officer from Natural England to give a presentation at a future meeting, which would give Members the opportunity to undertake a question and answer session, and seek advice and guidance on the SPD. It was therefore AGREED:

That a representative from Natural England be invited to make a presentation to the Planning and Consultation Committee at a future meeting.

c) Planning Application Number 6/2015/0716 – 10 Streche Road, Swanage

It was reported that amended plans had been submitted to PDC for this planning application. A decision on the application was due to be made by 4th March 2016, however, the next Committee meeting would not be held until 7th March 2016, which would not give the Committee time to consider the revised plans and lodge any further comments. It was therefore agreed that the Management Support Officer would make contact with the Case Officer to discuss a possible response timescale/deadline.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 7th March 2016 at 6.30 p.m.

Exclusion of Press and Public

Proposed by Councillor Poultney, seconded by Councillor Bonfield, and RESOLVED UNANIMOUSLY:

That, under Standing Order No. 1) c), in the public interest, the press and public be excluded from the Meeting in view of the confidential nature of the business to be transacted under agenda item 8 (in relation to the financial and business affairs of third parties).

8) Operation of Swanage Market – award of tender

Further to Minute No. 212 of the Monthly Council Meeting held on 25th January 2016, consideration was given to tenders received for the operation of Swanage Market on the basis of the licence fee offered, the experience of each operator and their choice of market day. It was proposed by Councillor Bonfield, seconded by Councillor Lejeune and RESOLVED UNANIMOUSLY:

To accept the tender submitted by Markets JC Ltd for the operation of the market in Swanage for a three year period, with a potential two-year extension.

During the debate concern was expressed over Markets JC's selection of a Friday as market day, principally because it had increasingly become a 'changeover day' for holidaymakers, and therefore may not attract so many visitors to the town. It was therefore agreed to request that the Town Clerk included a clause in the licence agreement to permit a change in market day in future years.

The meeting closed at 7.35 p.m.
