

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 3rd APRIL 2017** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor A Lejeune

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Miss N Clark

Management Support Officer

There was one member of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

An apology for his inability to attend the Meeting was received from Councillor Morris.

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 – Non Delegated Applications – Planning application 6/2017/0099 Tidestar, 46, 48 & 48a High Street, Swanage, BH19 2NX – Councillor Lejeune declared a pecuniary interest under the Code of Conduct by reason of being the owner of a property adjacent to 46, 48 & 48a High Street, and would not take part in any discussion, decision or vote regarding this application.

There were no other declarations to record on this occasion.

Planning

3) Plans

Delegated Applications

6/2017/0090

Swanage Boat Hire & Water Taxi, Swanage Sea Front, between Stone Quay & Monkey Beach, Swanage

Erect a kiosk to facilitate boat hire and water taxi service from April to November.

Mr Hill

OBSERVATION: No objection.

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

6/2017/0099

Tidestar, 46, 48 & 48a High Street, Swanage, BH19 2NX

Change of Use from A1 shops to B1 (a) Business (offices).

Mr Levy

OBSERVATION: Recommend refusal on the grounds that this proposal fails to safeguard retail provision in the Town Centre in accordance with Policy STC (Swanage Town Centre) of the draft Swanage Local Plan Pre-submission Document, and Policy RP (Retail Provision) of the Purbeck Local Plan Part 1.

The Committee would also wish it to be noted that, prior to the demolition of the previous building, there had been three retail units operating on this site for many years, and concerns are expressed regarding the potential further loss of retail provision.

- 6/2017/0134 **5 Argyle Road, Swanage, BH19 1HZ**
Enlarge rooflights to front bedroom, and remove window in side dormer.
Mr Kent
Non material amendment - for information only
- 6/2017/0135 **48 Ulwell Road, Swanage, BH19 1LN**
New integral garage, erect two storey side extension, and single storey rear extension.
Mr & Mrs Sutton
OBSERVATION: No objection.
- * 6/2017/0136 **Shore House, Shore Road, Swanage, BH19 1LD**
Erection of gull netting.
McCarthy & Stone Retirement Lifestyles Ltd
OBSERVATION: No objection.
- 6/2017/0137 **33 Mariners Drive, Swanage, BH19 2SJ**
Internal and external alterations, including new doors and windows.
Mr Foot
OBSERVATION: No objection.
- 6/2017/0139 **53a Queens Road, Swanage, BH19 2EN**
Demolition of existing dwelling and garages, and erect replacement dwelling with integral garage and pool.
Mrs Johnson
OBSERVATION: Defer for consideration at the next Planning and Consultation Committee meeting due to be held on 8th May 2017.

Please note:

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

* 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 on this occasion.

Consultation

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

a) Department for Communities & Local Government (DCLG) – Housing White Paper (HWP) consultation

It was reported that the DCLG had published a HWP, 'Fixing our broken housing market', which set out proposals to ensure that the housing market worked for everyone. The white paper was consulting on proposed plans to 'build more of the right houses in the right places' to meet anticipated demand, through the introduction of a new way of assessing housing need, and local authorities would be required to produce a realistic plan which would be reviewed at least every five years.

Committee Members had reviewed the document, and a discussion ensued regarding its content. Members were in agreement that Purbeck District Council (PDC), as the Local Planning and Housing Authority, would be best placed to respond to the consultation. A copy of PDC's draft response would therefore be circulated to all Councillors prior to PDC's Monthly Council Meeting on 11th April 2017.

It was noted that a separate consultation was being held on 'Planning and Affordable Housing for Build to Rent' proposals, which included support for housing associations to build more, and the exploration of options to encourage local authorities to build again on public sector land. As the closing date for responses was 1st May 2017, Members agreed that details of the consultation should be sent to all Town Councillors, providing them with the opportunity to complete the online survey, and raise any comments, if they so wished.

b) Purbeck District Council (PDC) – consultation on the expiration of the Designated Public Spaces Order (DPPO) and not implement a Public Spaces Protection Order (PSPO) in its place

It was reported that in June 2009 a DPPO came into force in Swanage, the designated area being most of the Town Centre, from the Railway Station to the Pier. It was currently an offence to drink alcohol in this area, after being requested not to do so by a Police Officer/PCSO. The DPPO gave Police the power to demand the surrender of alcohol, and failure to comply with such a request could lead to arrest/a fine.

New legislation had brought about the need for PDC to consult with interested parties with regard to the designation of a new order (PSPO), or the discontinuation of the DPPO when it expired in October 2017. It was noted that Dorset Police had not had the need to use the powers held within the DPPO, and that future incidents could be dealt with via new and existing Police powers.

Following a brief discussion, it was proposed by Councillor Bonfield, seconded by Councillor Harris and RESOLVED UNANIMOUSLY:

That a response be sent to Purbeck District Council confirming that the Committee had reviewed and appropriately discussed the consultation paperwork, and were in support of the Council's proposal to end the DPPO in Swanage, and not make a PSPO in its place.

6) Items of Information and Matters for Forthcoming Agendas

a) Planning and Consultation Committee (P&CC) Meeting June 2017 – in view of a clash of dates between the P&CC meeting and the Licensing of the new Team Rector of Swanage and Studland on 5th June 2017, a request was made for a change in the date of the June P&CC meeting to Monday 12th June 2017. This request would therefore be put forward for further consideration at the Annual Council Meeting in May 2017.

8) Date of next Meeting

The date of the next meeting had been scheduled for Monday 8th May 2017 at 6.30 p.m.

The meeting closed at 7.45 p.m.
