

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 3RD AUGUST 2015** at **4.30 p.m.**

Chairman: -

Councillor S Poultney

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor Avril Harris

Swanage Town Council

Councillor T Morris

Swanage Town Council

Also Present: -

Councillor W Trite

Swanage Town Council

Dr M Ayres

Town Clerk

Miss N Clark

Management Support Officer

Ms S Leonard

Purbeck District Council – from 4.45pm

Public Participation Time

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

The following matter was raised during Public Participation Time:-

- Possibility of introducing allocated motorcycle parking in Lower High Street, near the Pier.

1) Apologies

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

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.

There were no declarations to record on this occasion.

Planning

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.

Ms S Leonard joined the meeting at 4.45 p.m.

Delegated Applications

6/2015/0342

LISTED

Flat 11, Pier View Flats, Seymer Road, Swanage.

Demolish corridor stud wall, block up doorway to sitting room and form new double opening to sitting room & kitchen.

Mr D. Bennett

OBSERVATION: No objection.

- 6/2015/0393 **22A Bon Accord Road, Swanage.**
Construct gravelled area (retrospective).
Mr Edward McEwan
OBSERVATION: No objection.
- 6/2015/0394 **14 Queens Road, Swanage.**
Demolition of existing shed and erect single storey extension.
Mr & Mrs John Suttle
OBSERVATION: No objection.
- 6/2015/0401 **136 Priests Road, Swanage.**
Demolition of existing outbuildings, erect single storey side extension and conservatory, and alterations to existing driveway.
Mrs A. Collinson
OBSERVATION: No objection.
- 6/2015/0403 **22 Hobourne Park, Swanage.**
Replacement of porch and extension to form garden room.
Mr R. Bullock
OBSERVATION: No objection.
- 6/2015/0408 **8 Durlston Road, Swanage.**
Erect conservatory extension.
Mr G. Jeans
OBSERVATION: No objection.
- 6/2015/0413 **87 Bay Crescent, Swanage.**
Erect two storey rear extension, alterations to windows. Erect detached boat shed and create new access.
Ms C. Abbott
OBSERVATION: No objection, subject to compliance with the District Engineer's Report.
- 6/2015/0444 **13 Ballard Estate, Swanage.**
Enlarge existing garage.
Mr J. Wright
OBSERVATION: No objection.

Items for information only

- 6/2015/0357 **Norfolk Lodge (Poole) LLP**
Alterations to existing fenestration of existing flats.
Flats 1-4, 42-44 Station Road, Swanage, BH19 1AF.
OBSERVATION: No comment, pending possible future discussions by the Town Council as the corporate trustee of the De Moulham Estate Trust.

The following applications were not discussed by the Committee as it was considered that a conflict of interest existed, given that the Town Council had retained the freehold of the Caravan Park.

- 6/2015/0300 **Swanage Bay View Holiday Park (plot 96)**
Panorama Road, Swanage.
Erect Decking.
Mrs Alex Pullen

6/2015/0380

**Swanage Bay View Holiday Park (plot 182)
Panorama Road, Swanage.**
Erect Decking.
Mr P. Fowler

Non-Material Amendment

6/2015/0391

Co-operative Store, Kings Road West, Swanage.
Proposed non-material amendment to planning permission
6/2014/0479, to allow installation of a new external doorway
and infilling the high level gap with a canopy link.
Co-Operative Food Group Ltd

Telecommunications prior notification.

TEL/2015/0025

Valley Road (S/O Layton), Swanage.
Openreach broadband cabinet – PCP006.
Openreach

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

There were no matters raised on this occasion.

It was explained that at present applications for tree works were only sent to respective Ward Councillors, depending on which Ward the tree was situated in. A discussion ensued and it was felt by the Committee that in future applications should be distributed to all Councillors for review. Any matters of concern could then be raised through the Committee accordingly.

5) Partial Review of the Purbeck Local Plan Part 1 – to consider the possibility of public-owned land availability for development

An overview was given of an email received from Purbeck District Council (PDC) regarding the recent consultation on the issues and options for the Partial Review of the Purbeck Local Plan Part 1. One of the questions asked in the consultation was whether anyone had any additional ideas of land that PDC could explore for development. PDC had a duty to follow up any ideas put forward, and this would be subject to review by the government inspector when examining the Partial Review. It had been suggested that PDC should look at public-owned land as part of this review and they had therefore enquired if any such land would be available for development. PDC were looking to progress with the Partial Review over the summer months.

A discussion ensued and a query was raised as to whether land in Dorset County Council ownership in the town would also be considered. Concerns were raised including increase in traffic/infrastructure, public transport services and second home owners. As part of the Swanage Local Plan (SLP) process a set number of new homes had already been allocated to the town and Prospect Allotment site had been identified for possible development for affordable housing. The Committee agreed that there were no other areas of land in the Town Council's ownership to put forward.

It was confirmed that PDC would be attending the Monthly Council Meeting on 24th August 2015 to brief the Town Council on the changes to the SLP draft Pre-submission Consultation Document.

Consultation

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

- Bournemouth, Dorset and Poole Draft Mineral Sites Plan

Committee Members had reviewed the document and a small number of minor

corrections would be fed back to Dorset County Council (DCC). The general consensus was that although this was a very lengthy document, it had been well considered.

- **Bournemouth, Dorset and Poole Draft Waste Plan**

Committee Members felt that this was a comprehensive document and clearly set out options to address the key waste management needs that had been identified. It was noted that Members were in agreement that the Swanage Household Recycling Centre should be safeguarded.

Representatives from DCC had advised that they would be willing to present details of the plans, and answer any questions, at a future Committee Meeting. Committee Members agreed that as a new Committee the opportunity should be taken for such a presentation before submitting the Town Council's consultation response form. It was therefore agreed that the Senior Planning Officer, Minerals and Waste Planning Policy, DCC, would be invited to the next Committee Meeting accordingly.

- **Swanage Green Infrastructure Strategy – draft report**

A copy of this document had previously been circulated to the Town Council's General Operations Committee to give Committee Members the opportunity to provide feedback to PDC. It was confirmed that this had not been a complete copy of the document as it was still in draft form. The document had been prepared by PDC as part of the Swanage Local Plan planning process.

A discussion ensued and comments were made about corrections required to the report, and the fact that the document was so extensive and comprehensive. It was felt that more time was required to assess the information, and list of suggested actions and possible enhancements, contained therein. It was therefore agreed that Councillor Avril Harris would review the document and submit comments to the Town Clerk and Town Councillors for their further consideration.

It was noted that the draft report would be considered for approval for public consultation at the next PDC Policy Group Meeting on 19th August 2015.

7) **Items of Information and Matters for Forthcoming Agendas**

a) **Partial Review of the Purbeck Local Plan Part 1 – Issues and Options**

Consultation Reports June 2015 – a copy of a letter received from PDC, advising that the reports were available to view on the Dorset for You website, had been circulated with the agenda, www.dorsetforyou.com/purbeck-partial-review. The PDC representative confirmed that these reports contained a summary of responses received, and officers were now proposing to undertake a number of actions to look into these responses/concerns. There would be a further consultation in early 2016.

b) **Meetings** – the question was raised as to whether meetings could be held on a different day of the week, or at a later time on a Monday. It was agreed that the Chairman would investigate options. These would be discussed, and a decision made, at a forthcoming Town Council Meeting.

8) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 7th September 2015 at 4.30 p.m.

The meeting closed at 5.55 p.m.