

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 4<sup>th</sup> JULY 2016** at **6.30 p.m.**

Chairman: -

Councillor S Poultney

Swanage Town Council

Present: -

Councillor M P Bonfield

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor T J Morris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Miss N Clark

Management Support Officer

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

**Public Participation Time**

There were no matters raised.

With the agreement of the Committee Chairman, the Town Mayor assumed the Chair.

**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 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** – Planning application No. 6/2016/0332, The Rectory, 12 Church Hill, Swanage, BH19 1HU - Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being the Church Warden of St Mary's Parish Church, Swanage.

There were no other declarations to record on this occasion.

**Planning**

**3) Plans**

**Delegated Applications**

\* 6/2016/0290

**11 Cauldron Barn Road, Swanage, BH19 1QF**

Garage extension

Mrs Daws

**OBSERVATION:** No objection.

\* 6/2016/0323

**Dolphin Court, Northbrook Road, Swanage, BH19 1QJ**

Form three new parking spaces, form two new parking spaces.  
Alter top drying area/bin area to make larger drying area,  
including constructing steps and making area level.

Dolphin Court Residents Association

**OBSERVATION:** No objection.

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

- 6/2016/0332                      **The Rectory, 12 Church Hill, Swanage, BH19 1HU**  
Construction of single storey porch to front elevation.  
Salisbury Diocesan Board of Finance  
**OBSERVATION:** No objection.
- 6/2016/0337                      **19 High Street, Swanage, BH19 2LP**  
Change of use of first and second floors from storage to four flats.  
Mr Larter  
**OBSERVATION:** No objection, subject to compliance with the Design and Conservation Officer's report, and subject to adherence with Planning Officer guidance and/or any conditions regarding impact on the listed building.
- 6/2016/0338  
**LISTED**                      **Listed Building Consent**  
**19 High Street, Swanage, BH19 2LP**  
Internal alterations to facilitate change of use of first and second floors from storage to four flats.  
Mr Larter  
**OBSERVATION:** No objection, subject to compliance with the Design and Conservation Officer's report, and subject to adherence with Planning Officer guidance and/or any conditions regarding impact on the listed building.
- # 6/2016/0340                      **Plot 219, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**  
Erect uPVC decking  
Mrs Newton  
**OBSERVATION:** No objection.
- # 6/2016/0341                      **Plot 45, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**  
Erect uPVC decking  
Swanage Bay View Holiday Home Park  
**OBSERVATION:** No objection.
- \* 6/2016/0354                      **1 Shore Road, 2-6 Station Road, Swanage, BH19 1AB**  
Refurbishment of existing restaurant kitchen and seating area.  
Change of use to form new takeaway area divided from the restaurant seating with new double door entrance from the Shore Road side with new side windows and stall risers to RH side of new door. New exterior signage to underside of existing canopy with new glass manifestations to existing windows. (Variation to specification and position of plant on roof and minor amendment to Shore Road entrance elevation based on previous approval 6/2015/0740).  
BVL Retail  
**OBSERVATION:** No objection, subject to the strictest possible attention to the minimisation of noise and odour, and subject to compliance with the Design and Conservation Officer's and Environmental Officer's reports.

6/2016/0358

**LISTED**

**Listed Building Consent**

**3a Seymer Place, Seymer Road, Swanage, BH19 2AJ**

Re-roofing, new flashings and render repairs, re-wiring, boiler relocation, radiator upgrading, internal modifications to sloping bulkhead, shelf removal, painting front elevation and minor internal plaster repairs and decoration.

Mr and Mrs Allen

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

\* 6/2016/0359

**Land at Clifton Road, Swanage, BH19 1NW**

Erect replacement garage.

HP Contracts

**OBSERVATION:** No objection, subject crucially to the imposition of a condition preventing future conversion to residential use. Committee Members also wished to record their support of the Planning Officer's comments and observations set out in the Pre-application Advice report.

6/2016/0363

**48 Ulwell Road Swanage BH19 1LN**

New integral garage, two storey side extension and single storey rear extension.

Mr and Mrs Sutton

**OBSERVATION:** No objection.

6/2016/0368

**LISTED**

**Listed Building Consent**

**Stone Court, 16 Bell Street, Swanage, BH19 2SA**

Installation of two new conservation roof windows in rear elevation of property.

Mr Mooney

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

**Items for information only**

**Non Material Amendments**

6/2016/0362

**Rockleigh Cottage, Peveril Point Road, Swanage, BH19 2AY**

Non-material amendment to planning permission 6/2015/0642 (Conversion of garage and alterations to car park and drive, and alterations and additions to existing property) to allow the removal and rebuilding of the existing roof structures re-using existing slates.

Mr and Mrs Radford

6/2016/0350

**18 Manor Road (Formerly Purbeck House Hotel, 91 High Street), Swanage, BH19 2LZ**

Non-material amendment to planning permission 6/2015/0188  
Changes to planning permission 6/2014/0553 to erect detached dwelling with vehicular access from Manor Road (to reduce car port and create study, install balcony, amend doors and windows and install solar panels) for alterations to southern gable end and boundary wall.

Mr Hatcher

**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 \*.

# The Town Council is the owner of land included within, or directly affected by, 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 document and to determine the Council's preferred method of response:**

**a) Public and School Transport Review**

It was reported that Dorset County Council (DCC) was seeking people's views on proposals for the future of subsidised bus services in Dorset. Government funding was being reduced and DCC had to make sizeable savings to balance its budget. Savings to school transport were proposed by running services more efficiently, and a different approach to both public and schools transport was required. By 2017/18 DCC's public transport subsidy and the cost of school transport services would be reduced by £1m and £850,000 respectively. It was noted that local bus routes 40 and 44 were included in the review, and that DCC was looking to develop Dorset's community transport network in the future.

A discussion ensued and concerns were raised regarding the proposal to open school services to the general public, whether it would be appropriate for young school children to travel unsupervised on a bus with members of the public, and what the suitable age for lone travel should be. It was felt that the document lacked detail, and that the questionnaire was restrictive, with only four questions available for comments.

The consultation questionnaire was completed by Committee Members during the debate and the answers, including a question as to whether schoolchildren would be supervised on dual bus services, would be submitted online by officers accordingly.

**b) Draft Strategy for School Provision 2016 – 2020**

It was reported that DCC had provided a copy of its Draft Strategy for School Provision 2016 – 2020 to local authorities, councils, schools and children's services, along with five questions for consideration, and a request for feedback on the proposed strategy. There had been a rise in the number of academies, increased demand for school places, and reduced funding for local authorities from the government. The document explained the policy and position of DCC regarding the provision of school places across the county.

A discussion ensued and concerns were raised regarding DCC's 'demand for school places' projections, the proposed new housing numbers in the Purbeck and Swanage Local Plans, which could see many more families moving to the area in the near future, and it was felt that DCC needed to include these numbers in its projections. Further comments were made regarding a previous schools consultation, when similar concerns had been raised, and it was reported that some classes in the new Swanage schools were already over-subscribed.

Committee Members agreed that the Town Council needed to be involved with any school planning for Swanage right from the outset, and responses to the questions were collated during the discussion and would be submitted to DCC by officers accordingly.

**c) Dorset Registration Service – Public Consultation**

It was reported that DCC was consulting on proposals to change the Registration Service in Dorset due to reduced government funding/anticipated future budget pressures, and potential changes in marriage legislation. A review had been undertaken by DCC and preferred options had been determined, which included reducing the number of registration offices from eleven to five, including the proposal to close the Swanage Registration Office, and reducing the number of ceremony rooms from eight to three.

A short discussion ensued and Committee Members were in agreement that, in view of the potential adverse impact the proposals may have on local residents and the Town Council, appropriate consideration needed to be given to the Council's response to the consultation by all Town Councillors, not just Committee Members. The consultation closed on 11<sup>th</sup> August 2016, and it was therefore proposed by Councillor Bonfield, seconded by Councillor Whitwam and **RESOLVED UNANIMOUSLY:**

That the Dorset Registration Service Public Consultation be placed on the agenda of the next Monthly Council Meeting being held on 25<sup>th</sup> July 2016, for consideration by all Town Councillors.

**d) Partial Review of the Purbeck Local Plan – Options Consultation**

It was reported that Purbeck District Council (PDC) was in the process of reviewing the Purbeck Local Plan (PLP), which it used to determine planning applications, and this was a requirement of the independent planning inspector at the inspection of that plan.

Members had reviewed the document and concerns were raised regarding the proposed number of new homes and adequacy of existing infrastructure, in particular transport, education and health services.

Following the discussion, at 7.50 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow the Management Support Officer to leave the room to locate and provide further information relevant to Agenda Item 5) d).

Further concerns were raised, which included:

- Lack of expertise/knowledge of Committee Members to be able to confidently comment on housing numbers/development in other parishes/areas, and what impact these could have on Swanage
- The condition of roads and potential increase in traffic
- Affordability (young people/families moving to the area)
- Lack of employment possibilities/opportunities
- The possible impact on the Swanage Local Plan
- The recent reduction in budgets/staff made across all emergency services, which had also placed pressure on local volunteers working in these services, and the possible closure of Poole Hospital Accident and Emergency Unit

Members were in agreement that, in view of the number of concerns raised, appropriate consideration needed to be given to the Council's response to the consultation by all Town Councillors, and not just Committee Members, and felt that it would be prudent to invite the Planning Policy Manager from PDC to give a presentation at the meeting, which would also give Councillors the opportunity to seek advice and guidance on the Partial Review of the PLP, and undertake a question and answer session, before submitting the Council's response to the Options Consultation. The consultation closed on 12<sup>th</sup> August 2016, and it was therefore proposed by

Councillor Morris, seconded by Councillor Bonfield and **RESOLVED UNANIMOUSLY:**

That the Partial Review of the Purbeck Local Plan – Options Consultation be placed on the agenda of the next Monthly Council Meeting being held on 25<sup>th</sup> July 2016, for consideration by all Town Councillors, and an invitation extended to Mrs Anna Lee, Planning Policy Manager, Purbeck District Council, to attend the meeting to make a presentation accordingly.

**e) Review of Community Infrastructure Levy (CIL) – Preliminary Draft Charging Schedule**

It was reported that PDC was reviewing the Purbeck CIL, alongside the Partial Review of the PLP. The Partial Review was proposing to almost double the number of homes delivered per year, which had significant implications for the amount of infrastructure needed to support it. PDC was therefore seeking views on the rates that new development would be charged, and had produced a preliminary draft charging schedule.

A brief discussion ensued. Committee Members were in agreement that this was a comprehensive document, and were in support of the objectives of the CIL review. However, a question was raised as to whether any of the CIL monies would be spent on improving roads in the area/town. It was therefore **AGREED:**

That a response be sent to Purbeck District Council confirming that the Committee had reviewed and appropriately discussed the consultation document, were in support of the objectives of the review, and raising the query about possible road improvements.

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

**a) Dorset Joint Health and Wellbeing Strategy 2016 – 2019**

It was reported that details of this consultation had been brought to the attention of officers after the agenda had been issued for the meeting. Three priorities had been identified for 2016 – 2019 as below, and the consultation welcomed comments on, or suggested amendments to, the draft strategy:

- Reducing inequalities;
- Promoting healthy lifestyles and preventing ill health;
- Working better together to deliver prevention and early intervention at scale, high quality care, and better value.

Councillor Morris, who previously sat on the Dorset Health and Wellbeing Board, had reviewed the document and an overview was given to Committee Members. Members agreed that a response should be submitted acknowledging and applauding the three priorities and, with regard to the first priority of reducing inequalities, emphasise concerns regarding health care in Swanage, particularly in view of the peninsular location of the town, and geographical issues faced by local residents, which would not be assisted by any withdrawal/reduction of local medical or hospital services.

**7) Date of next Meeting**

The date of the next meeting had been scheduled for Monday 8<sup>th</sup> August 2016 at 6.30 p.m.

The meeting closed at 8.45 p.m.