

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 6th JUNE 2016** at **4.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Also Present: -

Councillor G Green

Swanage Town Council

Dr M Ayres

Town Clerk

Miss N Clark

Management Support Officer

Miss S Lyons

Dorset County Council

(From 4.40 p.m.)

Public Participation Time

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

The following matters were raised during Public Participation Time:

- Clarification requested regarding Agenda Item 7). It was explained that this was a standing item on Planning and Consultation Committee agendas to provide an opportunity for Councillors to comment on tree works applications made to Purbeck District Council.
- A question raised regarding the tree maintenance programme being undertaken at King George's Playing Field. It was confirmed by the Chairman that clarification of the works would be sought from the Operations Manager accordingly.
- Reference made to a planning application which had been submitted relating to operations at Southard Quarry, Swanage, and a question raised as to whether a representative from the Town Council would be attending the meeting at Dorset County Council when the application would be determined. It was confirmed that a representative would attend the meeting.

1) Apologies

Apologies for their inability to attend the Meeting were received from Councillors 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.

Agenda Item No. 3) Plans – Planning application No. 6/2016/0320, 9 D'Urberville Drive, Swanage, BH19 1QN – Councillor Poultney declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of the applicant, and would not take part in any discussion, decision or vote regarding this application.

Agenda Item No. 3) Plans – Planning application No. 6/2016/0040, 46-48 High Street, Swanage, BH19 2NX – Councillor Morris declared a non-pecuniary interest under the Code of Conduct by reason of being a distant relation of an objector to the application, and would not take part in any decision or vote regarding this application.

There were no other declarations to record on this occasion.
Further to Standing Order No. 12) a) viii it was proposed by the Chairman and AGREED:
That Items 6. a), 6. b) i) & ii), and 7. on
the agenda be brought forward to Items
3. a), 3. b) i) & ii), and 4. respectively.

Miss S Lyons joined the meeting at 4.40 p.m.

Consultation

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

a) Proposals for a combined authority for Dorset (DCA) – public consultation

Miss Steph Lyons, Programme Manager/Project Lead, Dorset County Council (DCC), had been invited to attend the meeting to give Committee Members the opportunity to seek advice and guidance on the proposals for the DCA.

Miss Lyons gave an overview of the proposals, and explained that the DCA would cover the council areas of Dorset's nine local authorities, mirroring the geography of the Dorset Local Enterprise Partnership, and would be a formal, legal step to allow councils to work more closely together in a more structured way, in a move to improve economic development, skills and transport to benefit the whole county, providing one stronger voice for Dorset in discussions with Government, neighbouring areas, and investors/developers. An overview was also given of the DCA's objectives and functions, and a discussion and question and answer session ensued. It was noted that six combined authorities had already been established nationally.

Following the discussion, at 4.52 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to ask questions relevant to Agenda Item 3 a).

DCC were seeking local residents' and businesses' views on the proposals set out in the scheme, on behalf of the nine councils. The consultation would run until 17th June 2016, and responses had to be submitted via an online questionnaire. Responses would be presented to the Secretary of State, to inform Government's decision on establishing a combined authority in Dorset. Committee Members felt that the consultation period of six weeks was too short. However, Miss Lyons confirmed that the timescale had been recommended by the Department for Communities and Local Government, and it was hoped that a decision would therefore be made by November 2016.

Miss Lyons encouraged the Committee, and Councillors individually, to complete questionnaires. Committee Members agreed that details of the consultation should again be sent to all Town Councillors, along with a request for comments to be sent to the Town Clerk, who would collate responses on behalf of the Committee. It was further AGREED:

That delegated authority be given to
Officers to use Councillors' comments
to formulate the Council's response to
the consultation.

The Chairman thanked Miss Lyons for attending the meeting.

Miss Lyons left the meeting at 5.00 p.m.

b) Minerals and Waste Sites Planning Policy Consultation

i) The Draft Minerals Sites Plan Update 2016

ii) The Draft Waste Plan Update – Additional and Emerging Preferred Waste

Sites Allocations

Further to Minute No. 7) a) of the Planning and Consultation Committee Meeting held on 9th May 2016, the Mineral and Waste Sites Planning Policy Consultation documents had now been received and reviewed by Committee Members.

A short discussion ensued and comments were made that extensive work had been undertaken on the plans to limit visual and environmental impacts, and that they were lengthy and comprehensive. Members agreed that extended waste facilities were required, and it was confirmed that, in respect of the Additional Waste Site Allocation proposals for the existing Swanworth Quarry site, the proposals related to inert waste only, not household waste, and that some of the inert waste was, in fact, re-processed and re-used.

A query was raised as to why the Town Council had been consulted as all sites identified in the plans were outside the parish boundary, and had no direct impact on the parish. It was confirmed that the Council had been consulted as it was a neighbouring authority. Members concurred that they had no further observations to make, and it was therefore AGREED:

That a response be submitted to Dorset County Council confirming that the Committee had reviewed and appropriately discussed the consultation documents, and had no further comments to make.

4) Items of Information and Matters for Forthcoming Agendas

a) Planning application 6/2015/0198 – Southard Quarry, Swanage

It was reported that this planning application would be considered by DCC's Regulatory Committee on Thursday 9th June 2016. A brief overview was given of the Town Council's original letter to DCC, in relation to the planning application, dated 23rd April 2015. The letter highlighted concerns raised with the Town Council concerning safety issues arising from the use of Heavy Goods Vehicles along the Council-owned access road to the quarry site, and included a copy of an independent risk assessment carried out on the road, which had been commissioned by the Council.

It was again confirmed that a representative from the Town Council would be attending the Regulatory Committee Meeting to make representations on behalf of the Council, reiterating the points raised in the original letter, and updating Regulatory Committee Members on actions taken since that time in relation to the access road.

Planning

5) Plans

Non Delegated Applications

6/2016/0040

46-48 High Street, Swanage, BH19 2NX

Demolish existing shop units and garage/storage units. Erect classic car showroom, 2 shop units and 7 flats.

Mr Levy

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

Delegated Applications

6/2016/0265

The Cottage, Newton Manor, 170 High Street, Swanage, BH19 2PF

Erect rear extension to form study and W.C. Rear window design amendment.

Mr & Mrs Andrews

OBSERVATION: No objection.

- 6/2016/0285
LISTED
- Listed Building Consent**
The Cottage, Newton Manor, 170 High Street, Swanage, BH19 2PF
Erect rear extension to form study and W.C. Rear window design amendment.
Mr & Mrs Andrews
OBSERVATION: No objection.
- 6/2016/0271
- 120 Kings Road West, Swanage, BH19 1HS**
Site railway carriage with platform in garden for use as holiday accommodation.
Mr & Mrs Silverton
OBSERVATION: No objection.
- 6/2016/0276
- 3 Highcliffe Road, Swanage, BH19 1LW**
First floor extension and alterations to form self-contained residential unit.
Mr & Mrs Anderson
OBSERVATION: No objection.
- * 6/2016/0278
- Land to west of Northbrook Road and south of Washpond Lane, Swanage, BH19 1QA**
Change of use of land from agricultural to public open space for use as suitable alternative natural green space.
Welfare Dwellings Residential Care Ltd
OBSERVATION: No objection.
- It was noted that, once established, it was likely that the Suitable Alternative Natural Green Space would be placed into the care of the Town Council. However, the Council had not had any input to the proposals at this stage.
- * 6/2016/0294
- 45 Cauldron Crescent, Swanage, BH19 1QL**
Extension and alteration to existing loft conversion. Change to fenestration. (Amended scheme to 6/2016/0143).
Mr & Mrs Curtis
OBSERVATION: No objection.
- * 6/2016/0304
- Harrow House, Walrond Road, Swanage, BH19 1PE**
Erect new meeting room and sports equipment store.
Harrow House International College (Swanage) Ltd
OBSERVATION: No objection.
- 6/2016/0317
- Marine Villas, High Street, Swanage, BH19 2AP**
Refurbishment, extension and internal alterations to Marine Villas to improve information, exhibition, interpretation, shop and education facilities.
Swanage Pier Trust
OBSERVATION: No objection, subject to compliance with Historic England's and the Design and Conservation Officer's Reports.
- 6/2016/0318
LISTED
- Listed Building Consent**
Marine Villas, High Street, Swanage, BH19 2AP

Refurbishment, extension and internal alterations to Marine Villas to improve information, exhibition, interpretation, shop and education facilities.

Swanage Pier Trust

OBSERVATION: No objection, subject to compliance with Historic England's and the Design and Conservation Officer's Reports.

* 6/2016/0320

9 D'Urberville Drive, Swanage, BH19 1QN

Proposed two-storey rear extension.

Mr Hobbs

OBSERVATION: No objection, subject to no overlooking.

Appeal Information

6/2016/0122

Appeal reference APP/B1225/W/16/3148623

An appeal had been made to the Secretary of State by Mr M Storer against the decision of Purbeck District Council to refuse to grant planning permission at High Street (Kiosks), Swanage, BH19 2LN, planning application 6/2016/0122, relief from condition 4 of planning permission 6/2014/0066 which stated that no 'devices, structures or development' should be temporarily or permanently fixed to the roof terrace of the approved kiosks.

The appeal would be determined on the basis of written representations. The procedure to be followed was set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 (as amended). For further information please visit:

www.planningportal.gov.uk/pcs

OBSERVATION: There were no further comments to add to the Committee's original observation dated 4th April 2016, as reiterated below:

Recommend refusal on grounds that the proposal fails to enhance the character and appearance of the Conservation Area, as detailed in condition 4 of planning permission 6/2014/0066. Concerns were raised regarding the possible detrimental impact on the visually important street scene, due to the prominent location of the building and proximity to a Listed Building.

Items for information only

Non Material Amendment

* 6/2016/0279

1 Shore Road, 2 - 6 Station Road, Swanage, BH19 1AB

Non material amendment to 6/2015/0740 (Change of use from Use Class A3 (Restaurants and Cafes) to a mixed use of Use Class A3 (Restaurants and cafes) and Use Class A5 (Hot food takeaways). Alterations to shop frontage and erection of kitchen extraction duct) to allow kitchen extraction plant system to be shed on the roof.

BVL Retail

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 *.

6) Tree Preservation Order (TPO) – relating to trees on land at 11 Bon Accord Road, Swanage

A certified copy of a TPO relating to two Monterey cypress trees on land at 11 Bon Accord Road, Swanage, together with a copy of the formal notice of the making of the Order, had been received from Purbeck District Council (PDC). The Order had been made as it was felt that the amenity value of the area was greatly enhanced by the trees which were of importance to the local environment. The Order came into force on a provisional basis on 26th May 2016 and would remain in force for six months, during which time PDC would consider any objections or comments received and decide whether the Order should be given permanent status. A brief discussion ensued, and it was AGREED:

That no objection be raised to the Tree Preservation Order being made at 11 Bon Accord Road, Swanage.

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

There were no matters raised on this occasion.

8) Date of next Meeting

The date of the next meeting had been scheduled for Monday 4th July 2016 at 6.30 p.m.

The meeting closed at 5.35 p.m.
