

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 7th NOVEMBER 2016** at **6.30 p.m.**

Chairman: -

Councillor A Harris Swanage Town Council

Present: -

Councillor M P Bonfield Swanage Town Council
Councillor A Lejeune Swanage Town Council
Councillor T J Morris Swanage Town Council
Councillor S Poultney Swanage Town Council
Councillor M Whitwam Swanage Town Council

Also Present: -

Dr M Ayres Town Clerk

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

Public Participation Time

There were no matters raised.

1) **Apologies**

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

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 No. 6/2016/0371, Land to south west of Prospect Business Park, Swanage - Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Director of Swanage Railway Trust.

Planning application No's. 6/2016/0371 Land to south west of Prospect Business Park, Swanage, 6/2016/0523 Plot 1, Prospect Business Park, Victoria Avenue, Swanage, BH19 1AP, and 6/2016/0618 Former Police Station Premises, Argyle Road and Kings Road West, Swanage, BH19 1HZ – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of Purbeck District Council's Planning Committee. It was deemed likely that these applications would be considered at a future Planning Committee Meeting.

Planning application No. 6/2016/0600, West End Cottage, Belvedere Road, Swanage, BH19 2AN – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of the applicant.

There were no other declarations to record on this occasion.

Planning

3) **Plans**

Non Delegated Applications

Further to his declarations of interest under Minute No. 2), Councillor Whitwam remained in the room during consideration of the following three items, but did not take part in any discussion, decision or vote.

- 6/2016/0371 **Land to south west of Prospect Business Park, Swanage, Dorset**
 Installation of railway siding and turntable to include temporary access road and compound, boundary treatment and landscaping.
 Swanage Railway Trust
OBSERVATION: No objection, subject to addressing the concerns of the Environment Agency, Dorset Area of Outstanding Natural Beauty Team, and Southern Gas Networks.
- 6/2016/0523 **Plot 1, Prospect Business Park, Victoria Avenue, Swanage, BH19 1AP**
 Minor material amendment to PA 6/2014/0616 (Construct ten B1, B2 and B8 units, and four small storage units (Use Class B8); layout car parking, cycle and bin stores.) to split units 13 to 15 into four units (previously three units), amend car parking layout and materials.
 D & P Lovell Ltd
OBSERVATION: No objection, subject to the issues raised in the Environmental Design Manager's report (regarding proposed materials and their colour) being satisfactorily addressed.
- 6/2016/0618 **Former Police Station Premises, Argyle Road and Kings Road West, Swanage, BH19 1HZ**
 Alterations and extensions to former police station to facilitate conversion to six dwellings.
 Mr Pearce
OBSERVATION: No objection.

Delegated Applications

- * 6/2016/0418 **Re-validated application**
9 Rabling Road, Swanage, BH19 1EB
 Erect rear single storey extension with canopy. Cladding to front elevation. Replacement of garage with store. Erection of car port canopy. Layout car parking to form new vehicular access.
 Mr McVey & Miss Ramsden
OBSERVATION: No objection.
- 6/2016/0555 **22 Lighthouse Road, Swanage, BH19 2JJ**
 Two storey side/rear extension, raising and enlargement of roof to create additional floor space, roof lights, and Juliet balcony, involving alterations to elevations.
 Mr Smith
OBSERVATION: Recommend refusal on the grounds that the proposed balcony and extended roof is out of keeping with the character of the Swanage Lanes zone as described in the Townscape Character Appraisal. This states that such buildings should be 'of low-scale, massing and form' and be 'generally unimposing on their surroundings'. Concern is also raised regarding increased overshadowing and loss of light to neighbouring properties.
- 6/2016/0557 **Haven Cottage, 63 Ulwell Road, Swanage, BH19 3DG**
 Replacement windows and replacement front door.
 Mr & Mrs Hooke
OBSERVATION: No objection, subject to compliance with the Design and Conservation Officer's report.

6/2016/0558 **Listed Building Consent**
LISTED Haven Cottage, 63 Ulwell Road, Swanage, BH19 3DG
Replacement windows and replacement front door.
Mr & Mrs Hooke
OBSERVATION: No objection, subject to compliance with the Design and Conservation Officer's report.

6/2016/0579 **11 Ballard Estate, Swanage, BH19 1QZ**
Clad rear extension.
Mr Livingstone
OBSERVATION: No objection.

Further to her declaration of interest under Minute No. 2), Councillor Harris left the room during consideration of the following item. In the absence of the Committee Chairman, the Town Mayor assumed the Chair.

6/2016/0600 **West End Cottage, Belvedere Road, Swanage, BH19 2AN**
Erect single storey extension, roof terrace and minor window alterations.
Miss Owens
OBSERVATION: No objection.

6/2016/0603 **Plot 104 Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 ZQS**
Construct extension to timber decking.
Mr Watkins
OBSERVATION: No objection.

6/2016/0607 **Swanage Hospital, Queens Road, Swanage, BH19 2ES**
Erect enclosed bin storage area.
Mr Williams
OBSERVATION: No objection. However, the Committee would like to express its regret at the loss of such a prominent tree, which will have a significant visual impact.

6/2016/0620 **17 Newton Road, Swanage, BH19 2EA**
Roof alterations and extensions to form gable ends and dormer windows, and alterations to sides of dwelling including new porch.
Mr Collis
OBSERVATION: Defer for consideration at the next Planning and Consultation Committee meeting due to be held on 5th December 2016.

* 6/2016/0623 **Flat 4 Bon Accord, 9 Victoria Avenue, Swanage, BH19 1AJ**
Extend the height of the lift shaft on the roof of the building.
Bon Accord Residents Company Ltd
OBSERVATION: Defer for consideration at the next Planning and Consultation Committee meeting due to be held on 5th December 2016.

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 documents and to determine the Council's preferred method of response:

a) 2018/19 Dorset School Admissions policies Consultation

It was reported that Dorset County Council was consulting on its proposed Dorset admission and school transport policies for 2018/19. Committee Members had reviewed the consultation documents and, after a brief discussion, agreed that no comment would be made. It was therefore proposed by Councillor Bonfield, seconded by Councillor Poultney and RESOLVED UNANIMOUSLY:

That the Committee wished it to be noted that the consultation documents had been reviewed and appropriately discussed, and had no further comments to make.

b) Dorset Waste Partnership (DWP) – Charging for Household Waste Containers Consultation

It was reported that Dorset Waste Partnership was looking at options for savings on the future supply of new bins for some residents. Government funding was being reduced, and DWP was under pressure to reduce budgets. The containers used in the kerbside collection scheme provided enough waste capacity for the majority of households, however, there were additional measures of flexibility in the service to ensure that it worked for different kinds of households, and such measures came at a cost to DWP's budget. The consultation was therefore looking at options for savings on these additional measures, and residents' views would be taken into consideration by the DWP Joint Committee in January 2017.

A discussion ensued, during which the consultation survey was completed by Committee Members, and the answers would be submitted to DWP by officers accordingly.

c) Council Tax Support Scheme 2017/18 – Review of Council Tax Support Scheme for working age applicants

It was reported that Purbeck and West Dorset District Councils, and Weymouth & Portland Borough Council, were proposing changes that would bring their Council Tax Support Scheme in line with the changes made by Central Government in Housing Benefit and Universal Credit.

A brief discussion ensued. Committee Members felt that the consultation document lacked detail/background information and, as the closing date for survey responses was 22nd November 2016, it was therefore agreed that all Town Councillors should be requested to consider responding individually to the consultation, if deemed appropriate. Officers would inform Councillors accordingly.

d) BT Telephone Kiosks – to consider the removal, retention, or adoption, of two telephone kiosks in Swanage

It was reported that BT was proposing to remove two telephone kiosks, at the junction of Priests Road/Quarry Close, and at Greyseed Estate, Herston, and public notices had been posted in the kiosks to gather feedback in this respect. BT had given three possible options for response: Object (with reasons), Agree, or Adopt (the option to purchase a kiosk for the community, minus telephone equipment, for £1).

A brief discussion ensued, during which Members were in agreement that they did not wish to consider the purchase of the kiosks, and would raise no objection to the kiosks being removed.

6) Items of Information and Matters for Forthcoming Agendas

- a) **Road line markings** – concerns were raised about the poor condition of line markings on many of the town's roads, and a request was made for this to be added as an agenda item for a future meeting of the Transport Committee.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 5th December 2016 at 6.30 p.m.

The meeting closed at 8.05 p.m.
