

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 9th MAY 2016** at **6.30 p.m.**

Chairman: -

Councillor S Poultney

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor A Lejeune

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Miss N Clark

Management Support Officer

Mr N Squirrel

Natural England

Public Participation Time

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

The following matters were raised during Public Participation Time:

- It was acknowledged that a copy of supporting paperwork for agenda items was available to members of the public at Town Council meetings, however, an enquiry was made as to whether such paperwork could be published on the Council's website along with the agenda when available.
- Wording of the Public Participation Time laminated notice, and reference made to Paragraph 2 a) of the Town Council's Standing Orders.

1) Apologies

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

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. 4) Plans for consideration – Non Delegated Applications –

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. Councillor Whitwam wished to partake in discussions regarding Non Delegated Applications, but would not take part in any decision or vote, as these applications would be considered at a future District Council Planning Committee Meeting.

Agenda Item No. 4) Plans for consideration – Non Delegated Application No.

6/2016/0040, 46-48 High Street, Swanage, BH19 2NX – Councillor Lejeune declared a non-pecuniary interest under the Code of Conduct by reason of being the owner of a property adjacent to 46-48 High Street, Swanage, and would not take part in any discussion, decision or vote regarding this application.

There were no other declarations to record on this occasion.

3) **Adoption of Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document (SPD) - presentation from Mr Nick Squirrell, Conservation and Planning Lead Advisor, Dorset and Hampshire Team, Natural England**

Further to Minute No. 6) b) of the Planning and Consultation Committee Meeting held on 1st February 2016, Mr Nick Squirrell had been invited to attend the meeting to give Committee Members the opportunity to seek advice and guidance on the SPD, and to clarify how the document related to/would affect Swanage and the Local Plan.

Mr Squirrell explained that Natural England (NE) was a public body, sponsored by the Department for Environment Food & Rural Affairs (DEFRA), and the government's adviser for the natural environment in England. It was reported that South East Dorset was of great national and international importance as it had a sizeable proportion of lowland heathland, with a large number of different species living only in these heathland areas, many of which were protected.

An overview was given of the SPD. The document identified how the impact of development in South East Dorset on protected heathland sites would be mitigated, and would be used by the Local Planning Authority when determining residential planning applications, and preparing Local Plans. A description was also given of Suitable Alternative Natural Green Space (SANGS), and examples and photographs of new/completed SANGS were provided for information. It was noted that the potential for SANGS had been identified in Northbrook Road and at Prospect in Swanage.

A discussion and question and answer session ensued. Committee Members commented that the SPD was comprehensive, and were in support of the adoption and implementation of the plan. The Chairman thanked Mr Squirrell for the informative presentation, and for taking the time to answer Members' questions.

Mr Squirrell further reported that NE placed great importance on the education of members of the public in relation to the use of the natural environment for recreational purposes, and also gave presentations/advice to schools about heathland crime and fires, working closely with the Fire Brigade and the Police. It was noted that NE were in support of an organisation called 'Dorset Dogs' www.dorsetdogs.org.uk

Mr N Squirrell left the meeting at 7.15 p.m.

4) **Planning**

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: Defer for consideration at the next Planning and Consultation Committee meeting due to be held on 6th June 2016, to enable further information to be obtained.

Delegated Applications

6/2016/0165

351 High Street, Swanage, BH19 2NW

Erect single-storey rear extension.

Mr Walling

OBSERVATION: No objection.

6/2016/0190

Flat 6, Arcade Terrace, Commercial Lane, Swanage, BH19 1DE

Removal of 3rd floor window and replace with opening french doors and Juliet balcony and removal of 1st floor window and replace with new door and install new rear access steel staircase.

Mr & Mrs Lowson

OBSERVATION: No objection.

- # 6/2016/0192 **Victoria Avenue Car Park, Victoria Avenue, Swanage, BH19 1JU**
 Replacement of existing 22m high monopole with 22.5m high proposed monopole, replacement of 3 no. dish antennas with 6 no. proposed antennas, installation of 2 no. dish antennas of 300mm diameter, removal of 1 no. existing cabinets plus minor ancillary apparatus.
 CTIL and Vodafone Ltd
OBSERVATION: No objection.
- 6/2016/0201 **Emmanuel Baptist Church and Centre, 160 Victoria Avenue, Swanage, BH19 1AZ**
 Erect two free standing non-illuminated notice boards and one LCD window display.
 The Trustees of Emmanuel Church
OBSERVATION: No objection.
- 6/2016/0214 **5 Argyle Road, Swanage, BH19 1HZ**
 Insert dormer window and rooflights to facilitate loft conversion.
 Mr Kent
OBSERVATION: No objection, subject to clarification of the proposed location of the dormer being to the satisfaction of the Planning Officer.
- 6/2016/0216 **Godlingston Manor, Washpond Lane, Swanage, BH19 3DJ**
 Repairs to roof.
 The National Trust
OBSERVATION: No objection, subject to compliance with Historic England's and the Design and Conservation Officer's Reports.
- 6/2016/0218 **37 Richmond Road, Swanage, BH19 2PZ**
 Loft conversion with flat roofed rear dormer and rooflights in front elevation.
 Think Interiors
OBSERVATION: No objection.
- 6/2016/0222 **Listed Building Consent**
LISTED **3 Cliff Place, Swanage, BH19 2PL**
 Insert chimney flue liner. Install air bricks. Install new chimney pot on existing chimney.
 Mr Bailey
OBSERVATION: No objection
- 6/2016/0232 **50 Ulwell Road, Swanage, BH19 1LN**
 Erect a garden room.
 Mr & Mrs Forbes
OBSERVATION: No objection, subject to compliance with the Arboricultural Officer's Report, and subject to no future use of the building for residential purposes.

6/2016/0258

19 Bon Accord Road, Swanage BH19 2DN

Demolition of existing conservatory, erection of glazed canopy. Fenestration amendments. Alterations to boundary wall and access gate – Newton Road. Creation of paved patio / steps in rear garden.

Mr Clayton-Smith

OBSERVATION: No objection.

6/2016/0259

390 High Street, Swanage, BH19 2NP

Side extension to provide bedroom, bathroom and extension to kitchen.

Mr Wheeler

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

Items for information only

Non Material Amendment

6/2016/0189

7 Morrison Road, Swanage, BH19 2BW

Non-material amendment to planning permission 6/2015/0765 (Raise roof height to facilitate first-floor accommodation with dormer windows, erect side extension with integral garage. Alterations to windows and doors.) to change all dormer windows from flat roof to pitched roof.

Mr Mack

Please note:

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

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

There were no matters raised on this occasion.

Consultation

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

a) Bournemouth-Swanage Motor Road & Ferry Company Ltd – proposed byelaws

Details of the consultation, and a draft copy of the proposed byelaws, had been received from Bircham Dyson Bell Solicitors. It was advised that the ferry company had become increasingly concerned about fishing and cycling activities taking place, and issues arising from such activities, on or near the ferry service on both sides of the crossing, and along the motor road from South Haven to its junction with the public highway near Studland.

To address these issues, the ferry company proposed to adopt certain byelaws, and it was hoped that the new byelaws would act as a deterrent. Employees of the company, and Police Officers/PCSO's, would be authorised to enforce the byelaws. If verbal warnings were not adhered to, a prosecution could ultimately be brought through the magistrates' court, with a potential fine of £500 payable. Views were being invited from local businesses and organisations on the proposals by no later than Friday 27th May 2016.

A discussion ensued, during which Members were in agreement that in the interests of public safety, and to enable the ferry company to run in a more safe and efficient manner, it would be prudent to introduce the proposed byelaws. It was therefore proposed by Councillor Poultney, seconded by Councillor Morris and RESOLVED

UNANIMOUSLY:

That a response be submitted to Bircham Dyson Bell confirming that the Committee had reviewed and appropriately discussed the consultation documents, and were in support of the proposed byelaws being introduced and enforced accordingly.

7) Items of Information and Matters for Forthcoming Agendas

a) Minerals and Waste Sites Consultation – Advanced Notice – details had been provided by Dorset County Council (DCC) of a proposed public consultation on the Draft Waste Plan Update, Additional and Emerging Preferred Waste Site Allocations, and the Draft Minerals Sites Plan Update 2016. It was reported that the consultation would run from 26th May until 21st July 2016. The consultation documents, when available, would be discussed and considered at a future Committee meeting. It was noted that details would also be posted on the Town Council’s website, and included in the next edition of Swanage Matters newsletter.

8) Date of next Meeting

The date of the next meeting had been scheduled for Monday 6th June 2016 at 6.30 p.m.

The meeting closed at 8.00 p.m.
