

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, High Street, Swanage on **MONDAY, 7th MARCH 2022** at **6.30 p.m.**

Chair: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration and Communications Manager

There were no members of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

An apology for her inability to attend the Meeting was received from Councillor Finch.

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.

There were no declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

P/FUL/2022/00576

21B Commercial Road, Swanage, BH19 1DF

Sub-division of existing commercial unit to provide first floor residential accommodation. (Retain existing ground floor commercial use). External alterations to include steel balustrade, replace rooflight, and insert rooflight.

OBSERVATION: No objection.

* P/FUL/2022/00797

48 Victoria Avenue, Swanage, BH19 1AP

Erect a block of two flats and two maisonettes with car parking.

OBSERVATION: No objection. However, the Committee recommends that sustainable building design principles are applied to the proposed development to minimise environmental impact. Consideration needs to be given to the steps which would need to be taken to achieve carbon neutrality of the proposed building, including renewable energy, and the installation of solar panels. The Committee also recommends the installation of a driveway with a porous surface, not a concrete surface.

- * P/HOU/2022/01203 **Revised application**
20 Gannetts Park, Swanage, BH19 1PF
Single storey rear extension.
OBSERVATION: No objection. The Committee feels that the proposal will improve the appearance of the property.
- P/HOU/2022/01342 **54 Priests Road, Swanage, BH19 2RW**
Erect single storey rear extension at basement level, with extended balcony above on the flat roof.
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking, and loss of privacy.
- P/HOU/2022/01392 **58 Bay Crescent, Swanage, BH19 1RD**
Erect conservatory (demolish existing).
OBSERVATION: No objection.

For information only

Non material amendment

6. P/NMA/2022/01234 **9 Manor Road, Swanage, BH19 2BH**
Non material amendment to approved planning application 6/2020/0549 (Sever plot and erect a detached dwelling.).
Amendment of steps and balustrade in order to comply with building regulations (made of stainless steel and glass).
Decoration to external windows, and doors to be green (Weathershield in Jungle Drums 4 70YY57098).

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 *.

- 4) **Applications for tree works - opportunity to raise any matters of concern**
There were no matters raised.

Consultation

- 5) **To note receipt of the following consultation document, and to determine the Council's preferred method of response, if any:**

a) Government response to the Landscapes Review - Public Consultation

Further to Minute No. 6 a) of the Planning and Consultation Committee held on 8th November 2018, consideration was given to an email received from the Green Lanes Environmental Action Movement (GLEAM) dated 11th February 2022 which reported that the Government had issued a public consultation on its response to the DEFRA Landscapes Review: Call for evidence (consultation on National Parks and AONBs). It was explained that the consultation survey included questions that gave respondents the opportunity to call for the prohibition of the use of green lanes by recreational motor vehicles, in particular in the National Parks and Areas of Outstanding Natural Beauty.

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

It was noted that the online survey would be open until 9th April 2022, and further information and a link to the survey could be found on the Government's website:

[Government response to the Landscapes Review - Defra - Citizen Space](#)

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

a) **Dorset Council – Let's Talk Libraries Partner Survey and Engagement**

Workshops – What happens next - an update and further information could be found on DC's website: [#LetsTalkLibraries consultation - Dorset Council](#)

b) **Neighbourhood Planning** – the Town Council was very pleased to report that the Council's application to Dorset Council (DC) to designate the parish of Swanage as a neighbourhood area had been accepted.

Further information could be found on DC's website, and the Town Council's website accordingly:

- [Decision - That the Swanage parish area in Dorset be designated a neighbourhood area - Dorset Council](#)
- [Swanage Town Council - News](#)

c) **Dorset Council – Dorset Community Governance Review - Public Consultation** – further to Minute No. 61 of the Council Meeting held on 13th September 2021, it was reported that DC was now consulting with members of the public regarding the Dorset Community Governance Review. Details of the consultation would be placed on the Town Council's website and Facebook page accordingly.

Further information and a link to the online survey could be found on DC's website, closing date for responses 23rd May 2022:

[Dorset Community Governance Review](#)

d) **Dorset Council – Dorset Pharmaceutical Needs Assessment – Public Consultation** - further information and a link to the online survey could be found on DC's website, closing date for responses 18th March 2022:

[Dorset Pharmaceutical Needs Assessment Survey](#)

7) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 7th March 2022.

The meeting closed at 7.00 p.m.
