

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 1st JULY 2024** at **7.00 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor J Lejeune

Swanage Town Council

Councillor C Tomes

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

There was one member of the public present at the meeting.

Public Participation Time

The following matter was raised:-

- **Planning application No. P/CLE/2024/03481 Kirkwood Park, Victoria Avenue, Swanage** – concerns regarding UK Government legislation regarding ‘pop-up’ campsites and the requirement for a Habitats Regulations Assessment (HRA). Comments were made that the ‘pitch and putt’ course on this site had been trading since 2000, with the annual 28-day temporary camping commencing on the site in 2010. It was noted that Dorset Council (DC) had now advised that the temporary campsite has been in breach of HRA legislation, and that it could possibly have a ‘significant effect’ on Poole Harbour and Studland Heath (European Sites and European Offshore Marine Sites which were identified under these regulations as ‘habitats sites’). Further concerns were raised regarding a request from DC for the payment of a HRA ‘mitigation fee’, as it was felt that a campsite in Swanage would not have a significant impact on the above sites.

1) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Foster, Monkhouse and Moreton.

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/CLE/2024/03481

Certificate of Lawfulness – Existing use

Kirkwood Park, Victoria Avenue, Swanage, BH19 1AR

The site has full planning permission for an 18-hole pitch and putt. The existing use for the certificate is the temporary closure of nine holes with vacant land being utilised for 28 days camping for 100 tents, with the use of existing toilets, showers, sinks and washing up facilities, and existing car parking arrangements.

OBSERVATION: No objection. Committee Members commented that the temporary use of the park as a camping site for 28 days each year had been successfully and well-run over the past 14 years, and recommended approval of this application, with the same terms and conditions as the existing use.

However, further to comments raised during Public Participation Time, concerns were raised regarding the Habitats Regulation Assessment process now being undertaken regarding this site. Committee Members did not feel that the temporary campsite operations would have a 'significant impact' on the habitats sites (Poole Harbour and Studland Heath), and requested more detailed information from Dorset Council regarding this matter.

P/HOU/2024/02868 **2 Central Villas, Mount Pleasant Lane, Swanage, BH19 2PN**
Erection of a flat roofed, single storey rear extension.
OBSERVATION: No objection.

P/HOU/2024/03022 **2 Ballard Lee, Swanage, BH19 1QY**
Erect single storey rear extension and rear patio.
OBSERVATION: No objection.

* P/HOU/2024/03127 **6 Gannetts Park, Swanage, BH19 1PF**
Demolition of existing extension and garage, and construction of single storey side extension to form ground floor living accommodation.
OBSERVATION: No objection.

P/VOC/2024/03220 **Variation of a Condition**
Sentry Cottage, Sentry Road, Swanage, BH19 2AG
Kitchen extension and extended deck to create covered store (with variation to condition 2 of approved planning application No. P/HOU/2024/00699 to update drawings with stainless steel flue).
OBSERVATION: The Town Council has no comments to make regarding this planning application.

P/VOC/2024/03250 **Variation of a Condition**
Wordsworth House, 2 Belle Vue Road, Swanage, BH19 2HR
Extension, alteration and change of use of former care home to create 16 x 1- and 2-bedroom apartments (with variation of condition 2 of approved planning application No. P/FUL/2022/07397:- externally on the west elevation install additional solar photovoltaic panels, alongside changing the ground floor bay windows to French doors to serve Apartment 5. On south elevation to amend two windows at first floor level to French doors and provide a balcony area to serve Apartment 8. At ground floor level to amend window to French door to serve Apartment 6. Insertion of dormer windows to serve stairwell for Apartment 12 at the mezzanine level and change window to French doors at ground floor level to serve Apartment 1. Insertion of two rooflights below solar photovoltaic panels serving Apartment 16. At roof level two AOV's proposed to be installed above the stairwell).
OBSERVATION: No objection.

* P/VOC/2024/03457 **Variation of Conditions**
7 Rabling Road, Swanage, BH19 1EB

Application to vary conditions 2, 5 & 7 of approved planning application No. P/FUL/2023/05445 (Erection of 2no. dwellings, demolish existing dwelling.) to revise the design of the 2no new dwellings.

OBSERVATION: Further to its representation made on 6th November 2023 in relation to approved planning application P/FUL/2023/05445, and in view of the lack of information available regarding the proposed variation of conditions 2, 5 and 7 of the approved application, the Town Council has no comments to make regarding this new application.

For Information Only

P/NMA/2024/03208 **Non Material Amendment**
Purbeck Centre, Northbrook Road, Swanage, BH19 1QE
Non material amendment to approved planning application No. [6/2021/0314](#) (Demolition of former school, buildings and structures. Erection of 90 dwellings and the formation of a new vehicular access from Northbrook Road.) to construct a feature wall.

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.

5) Review of Corporate Plan 2023-25: Planning for the Future and Preserving our Heritage

It was reported that a review of the Town Council's Corporate Plan 2023-25 would be commenced later in the year. Committee Members had reviewed the 'Planning for the Future and Preserving our Heritage' page/details of the Plan, and noted that the Council's priorities therein would be reviewed over the coming months.

Neighbourhood Planning

6) Swanage Neighbourhood Plan (SNP) Steering Group

a) To consider date of next SNP Steering Group meeting

Further to Minute No. 7) of the Planning and Consultation Committee Meeting held on 3rd June 2024, it was agreed that, if possible, the next meeting of the Steering Group should be held before the end of July 2024. A suggested date of 18th July was put forward, and contact would therefore be made with all members of the Steering Group accordingly.

A request was made for a face-to-face catch-up/'Q&A' session to be arranged with O'Neill Homer, planning consultants, in early September 2024.

b) To consider training required regarding neighbourhood planning

It was reported that Locality was hosting an online training session regarding the neighbourhood planning process on 25th July 2024, details of which would be circulated to Committee Members accordingly.

8) Items of Information and Matters for Forthcoming Agendas

a) Former Harrow House International College, Harrow Drive, Walrond Road,

Swanage - meeting regarding updated redevelopment proposals – it was reported that the developers had advised the Town Council that an outline planning application, and an application to provide a Suitable Alternative Natural Greenspace (SANG), had now been

submitted to Dorset Council. A meeting was therefore being arranged between representatives of the developers, the Town Council and the SNP Steering Group to view and discuss the amended proposals/plans.

b) Dorset Council draft Annual Position Statement (APS) – 5-year housing land supply – stakeholder engagement – for information purposes, it was reported that Dorset Council was seeking to confirm its housing land supply position for the period 1st April 2023 to 31st March 2024 by producing an Annual Position Statement, and was engaging with developers and other key stakeholders, who had an impact on delivery of sites, regarding its 5-year housing land supply position/draft APS.

9) Date of next meeting

The date of the next meeting had been scheduled for 5th August 2024.

The meeting closed at 8.20 p.m.
