

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 4th NOVEMBER 2019** at **6.30 p.m.**

Chair: -

Councillor A Harris Swanage Town Council

Present: -

Councillor M Bonfield Swanage Town Council

Councillor J Page Swanage Town Council

Councillor N Rogers Swanage Town Council

Councillor M Whitwam Swanage Town Council

Also in attendance: -

Councillor W Trite Swanage Town Council

Dr M Ayres Town Clerk

Miss N Clark Administration & Communications Manager

Mrs E Evans Management Support Officer

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

Public Participation Time

The following matters were raised:

- **Refused planning appeals** – concerns that Dorset Council could not make a claim for costs in relation to appeal cases which were dismissed by the Planning Inspectorate.
- **Planning appeal - approved planning application 6/2018/0556 251 High Street, Swanage, BH19 2NG** - concerns regarding the appeal allowed decision, which had approved the removal of condition No. 3 of the planning permission and which would permit unrestricted occupation of the proposed new dwellings.

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.

Planning application No. 6/2019/0562 45 Ulwell Farm Caravan Park, Ulwell, Swanage, BH19 3DG - Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the applicant.

Planning application No. 6/2019/0577 Former St Marys School, Manor Road, Swanage, BH19 2BH – Councillor Rogers declared a non-pecuniary interest under the Code of Conduct by reason of being an owner of a property situated opposite the development site.

There were no further declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

6/2019/0491 **90 Kings Road West, Swanage, BH19 1HR**

Retain existing fence at a reduced height of 1.5 metres.

Mr Bailey

OBSERVATION: No objection.

- 6/2019/0501 **11 Moor Road, Swanage, BH19 1RG**
 Single storey side extension.
 Mr Jacomb
OBSERVATION: No objection. However, concerns were raised that the due date for receipt of the Town Council's comments on this application was 4th November 2019, whereas neighbour consultation was still open until 25th November 2019. It was noted that this situation occurred on a regular basis.
 Committee Members strongly felt that it was important to be aware of any neighbour comments when considering applications at Committee meetings, and it was therefore proposed by Councillor Harris, seconded by Councillor Bonfield, and **RESOLVED UNANIMOUSLY:-**
 That the Committee writes to Councillor Trite, as a Member of Dorset Council's Eastern Area Planning Committee, regarding its concerns held about Dorset Council's timescale for sending out neighbour consultation letters, Councillor Trite's response to be brought back to a future Committee Meeting for further consideration.
- 6/2019/0511 **27 Newton Road, Swanage, BH19 2EA**
 Demolish log store and erect a single storey side extension.
 Mr Stevens
OBSERVATION: No objection.
- 6/2019/0545 **96 Victoria Avenue, Swanage, BH19 1AR**
 Erect a porch. Erect a two storey extension, including balcony on rear first floor, and one balcony front first floor.
 Mr & Mrs Baker
OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation letters had not been issued as at the date of this meeting).
- Further to her declaration of interest under Minute No. 2), Councillor Harris remained in the room during consideration of the following item but did not take part in any discussion, decision or vote.
- 6/2019/0562 **45 Ulwell Farm Caravan Park, Ulwell, Swanage, BH19 3DG**
 Erect timber decking.
 Mr Masters
OBSERVATION: No objection.
- * 6/2019/0570 **19 D'Urberville Drive, Swanage, BH19 1QN**
 Convert garage. Erect front porch.
 Mr & Mrs Ewen
OBSERVATION: No objection.
- 6/2019/0573 **Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH**
 Removal of condition 12 of planning permission 6/2019/0083 (Demolition of existing detached dwelling and replacement with three flats and associated parking with amended layout and design) to allow unrestricted occupation of the dwellings.
 Mr Elsom

OBSERVATION: The Committee strongly recommends refusal and would wish to express its complete disappointment, anger and frustration that the timescale of the turnaround of the submitted Purbeck Local Plan 2018-2034 has opened up a ‘loophole’ for developers to submit such applications, the decision on which could have a material adverse impact on local housing need.

It was noted that the Purbeck Local Plan 2018-2034 had been submitted to the Secretary of State for the Ministry of Housing, Communities and Local Government on 28th January 2019, and that adoption had been anticipated to take place in ‘late 2019’. However, the Inspector’s report had still not yet been published.

Concerns were also raised that a recent planning appeal to remove the same condition had been allowed by the Planning Inspectorate (application 6/2018/0556 251 High Street, Swanage, BH19 2NG listed below) and that the Inspector had not taken into account the likely direction of local plan policies, setting a precedent for future planning applications.

6/2019/0576

8 Durlston Road, Swanage, BH19 2DL

Removal of condition 7 of planning permission 6/2018/0577 (Sever land and erect four no. 3 bedroom town houses with parking) to allow unrestricted occupation of the dwellings.

Westcoast Developments (South) Limited

OBSERVATION: The Committee strongly recommends refusal and would wish to express its complete disappointment, anger and frustration that the timescale of the turnaround of the submitted Purbeck Local Plan 2018-2034 has opened up a ‘loophole’ for developers to submit such applications, the decision on which could have a material adverse impact on local housing need.

It was noted that the Purbeck Local Plan 2018-2034 had been submitted to the Secretary of State for the Ministry of Housing, Communities and Local Government on 28th January 2019, and that adoption had been anticipated to take place in ‘late 2019’. However, the Inspector’s report had still not yet been published.

Concerns were also raised that a recent planning appeal to remove the same condition had been allowed by the Planning Inspectorate (application 6/2018/0556 251 High Street, Swanage, BH19 2NG listed below) and that the Inspector had not taken into account the likely direction of local plan policies, setting a precedent for future planning applications.

Further to her declaration of interest under Minute No. 2), Councillor Rogers remained in the room during consideration of the following item but did not take part in any discussion, decision or vote.

6/2019/0577

Former St Marys School, Manor Road, Swanage, BH19 2BH

Removal of condition 19 of planning permission 6/2018/0493 (Demolish temporary classrooms and outbuildings and convert existing remaining buildings to form 10 dwellings, and erect 20 new dwellings with parking and landscaping. Removal of existing raised water tank) to allow unrestricted occupation of the dwellings.

Bracken Developments Ltd

OBSERVATION: The Committee strongly recommends refusal, and would wish to express its complete disappointment, anger and frustration that the timescale of the turnaround of the submitted Purbeck Local Plan 2018-2034 has opened up a ‘loophole’ for developers to submit such applications, the decision on which could have a material adverse impact on local housing need.

It was noted that the Purbeck Local Plan 2018-2034 had been submitted to the Secretary of State for the Ministry of Housing, Communities and Local Government on 28th January 2019, and that adoption had been anticipated to take place in ‘late 2019’. However, the Inspector’s report had still not yet been published.

Concerns were also raised that a recent planning appeal to remove the same condition had been allowed by the Planning Inspectorate (application 6/2018/0556 251 High Street, Swanage, BH19 2NG listed below) and that the Inspector had not taken into account the likely direction of local plan policies, setting a precedent for future planning applications.

Following discussions regarding the previous three applications, Committee Members felt that its concerns regarding the timescale for the review/adoption of the Purbeck Local Plan 2018-2034, and applications for the removal of conditions from approved planning applications relating to Policy H14: Second Homes of the Purbeck Local Plan, should be brought to the attention of Dorset Council as local planning authority, and copied to Councillor Trite as a Member of Dorset Council’s Eastern Area Planning Committee. The Committee would also wish to be reassured that any future approved development schemes would be subject to Policy H14, which would be a vital and positive step towards addressing local housing need, and ‘support sustainable community growth to provide for the needs of local residents’ as stated in the Plan.

It was therefore proposed by Councillor Bonfield, seconded by Councillor Page, and **RESOLVED UNANIMOUSLY:-**

That delegated authority be given to officers, in consultation with the Chair, to use the Committee’s comments to formulate the Council’s letter of concern to Dorset Council regarding its concerns as noted above.

6/2019/0579 **23 Court Road, Swanage, BH19 1JB**
Form new off road car hardstanding, replace rear conservatory with an extension, replace front porch, install roof lights and convert loft space.
Mr & Mrs Turner
OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation is still open until 18th November 2019).

6/2019/0597 **Listed Building Consent**
LISTED **2 Cliff Place, Swanage, BH19 2PL**
Internal alterations, relocate heating boiler and hot water tank, replace casement windows on east elevation, renew existing sash windows, and replace front door.
Mr Murray

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

Items for information only

Appeal Decisions

6/2018/0556 **Appeal Ref: APP/B1225/W/19/3227558**

251 High Street, Swanage, BH19 2NG

Demolition of existing dwelling and construction of three flats.

Alvid New Homes

DECISION: Appeal allowed.

OBSERVATION: As detailed above, this decision was noted with complete disappointment, anger and frustration by the Committee, as the Inspector had not taken into account the likely direction of local plan policies, setting a precedent for future planning applications, and the timescale of the turnaround of the submitted Purbeck Local Plan 2018-2034 had opened up this 'loophole' for developers to submit such applications, the decision on which having a potential material adverse impact on local housing need.

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) Planning Consultant Working Party – to establish working party to consider terms of reference for engaging the services of a planning consultant

Further to Minute No. 5) of the Planning and Consultation Committee Meeting held on 7th October 2019, it was reported that the Planning Consultant Working Party had met on 22nd October 2019 to consider terms of reference for engaging the services of a planning consultant.

During their discussions working party members felt that further information would be required before terms of reference could be drawn up, and agreed that a consultant should be sourced/invited to give a presentation to the working party, which would enable the party to explore what type of service/advice would be available to the Council, and what the estimated cost of this would be. Neighbouring parish councils would also be invited to attend the presentation.

It was therefore, proposed by Councillor Bonfield, seconded by Councillor Harris, and **RESOLVED UNANIMOUSLY:-**

That a planning consultant be invited to a working party meeting to give a presentation on what services and advice the consultant could provide to the Town Council during the planning application consultation process, the outcome of which to be brought back to a future Committee Meeting for further consideration.

Consultation

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

a) **BT Telephone Kiosks – public consultation on intended public payphone removal in Swanage**

Further to Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 7th October 2019, consideration was given to an email received from the Swanage and Purbeck Development Trust setting out the Trust's interest in adopting the BT telephone kiosk at the junction of Whitecliff Road/Ulwell Road, Swanage.

A brief discussion ensued, during which it was AGREED:-

That the Town Council registers the Swanage and Purbeck Development Trust's interest in adopting the BT telephone kiosk at the junction of Whitecliff Road and Ulwell Road, Swanage.

b) Dorset Council's Draft Plan 2020-2024

It was reported that the Dorset Council was consulting on its Draft Plan, which set out the Council's priorities for the next four years, and was seeking feedback on its five priorities which were:

- Economic growth
- Unique environment
- Staying safe and well
- Strong, healthy communities
- Suitable housing

The Plan outlined the proposed activity to achieve these priorities, which would contribute towards making Dorset 'a great place to live, work and visit', and highlighted the Council's commitment to tackle climate change and reduce its carbon footprint.

During the ensuing discussion Committee Members were in agreement that Dorset Council had an obligation to prioritise, and that 'Protection of unique environment' should be the main priority, without which Dorset would not be 'a great place to live, work and visit', Members also felt that transport infrastructure should be included as a priority for the Council.

The survey was completed by Committee Members during the debate and the answers submitted online accordingly. Comments were made that the survey questions were somewhat restrictive.

It was noted that details of the survey would be posted on the Town Council's website and Facebook page, the closing date for responses being 20th December 2019.

7) Items of Information and Matters for Forthcoming Agendas

a) Planning application No. 6/2019/0450 5 Ballard Estate, Swanage, BH19 1QZ (Erect single storey extensions. Roof conversion including insertion of roof lights and first floor windows) - it was reported that a decision had not yet been made on this application.

8) Date of next Meeting

The date of the next meeting had been scheduled for Monday 2nd December 2019 at 6.30 p.m.

The meeting closed at 8.05 p.m.
