

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 9th JANUARY 2023** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

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

Public Participation Time

The following matters were raised:-

- **Planning Application No. P/FUL/2022/07619 Cumulus Outdoors Residential Centre, Cobbler's Lane, Swanage, BH19 2PX**
 - An overview of the history of the business/site, the onsite/offsite outdoor activities undertaken, and details of the proposal were provided by the applicant and his agent.
 - Concerns raised by local residents including the following:
 - Ongoing development/changing business nature of the site.
 - Potential adverse impact on local wildlife/local nature reserve/DAONB, and attention drawn to the questions on page 7 of the planning application form under 'Biodiversity and Geological Conservation', which had all been answered 'no' (reference also made to slowworms and adders living in the surrounding area).
 - Closeness of the site to residential property boundaries, and potential increase in noise nuisance and loss of public amenity, to neighbours, local wildlife and walkers/visitors to the Townsend Nature Reserve/AONB.
 - Considered to be an inappropriate location for such a sizeable structure, at the top of the site and visually intrusive at 12 metres high, adjacent to the Townsend Nature Reserve
 - Lack of community engagement undertaken by the applicant regarding the proposal.
 - 'Question and answer' opportunities regarding the proposal were also taken by attendees/Committee Members during Public Participation Time.

The Meeting commenced at 6.50 p.m.

1) **Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Moreton and Rogers.

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.

3) **To note amended Terms of Reference for the Planning and Consultation Committee**

Further to Minute No. 3) of the Finance and Governance Committee Meeting held on 14th December 2022, it was reported that a review of Terms of Reference (ToR) of all Town Council committees, Sub-committees and advisory committees had been undertaken, and final draft copies of the ToRs would be presented to the Town Council for adoption.

Two minor amendments were proposed to the Planning and Consultation Committee’s ToR which were noted accordingly.

Planning

4) **Plans for consideration** **Delegated Applications**

During consideration of the following item the Chair invoked Standing Order No.1 p. to suspend the meeting so as to allow the members of public present to address the Committee, and respond to questions regarding/relevant to the application.

P/FUL/2022/07619 **Cumulus Outdoors Residential Centre, Cobbler’s Lane, Swanage, BH19 2PX**

Erection of a linear high ropes course.

OBSERVATION: The Town Council has no objection to the proposed erection of a linear high ropes course at the Centre, subject to mitigation of the following concerns it has in relation to this proposal:

Potential noise nuisance/adverse impact on neighbour amenity – height and location of the proposed structure - in view of the large number of concerns raised by local residents with Dorset Council, and during Public Participation Time, in relation to this proposal, the Town Council recommends that consideration is given to an alternative location on the site for installation of the course, and that an appropriate condition/limitation on hours of operation of the course should form part of any approved scheme (particularly in relation to evenings/weekends).

Potential adverse impact on biodiversity/nature conservation – the site being adjacent to the Townsend Nature Reserve/SSSI, and situated in the Dorset AONB - concerns held regarding the potential impact on the flora and fauna of the area (including slowworms and adders), the historic dry stone walls surrounding the site, and the nearby public footpath also being a very popular route for walkers/dog walkers and visitors to the nature reserve and Jurassic coast. The Town Council therefore recommends that a wildlife assessment is undertaken. Further information regarding the area can be found via the following links:

[Townsend | Dorset Wildlife Trust & Townsend Nature Reserve, Dorset \(uksouthwest.net\)](#)

Change of use of the site/adverse impact on public amenity – although not part of this proposal, concerns are raised regarding the changing business nature of the site (which is flanked by residential dwellings in Manwell Road, Cobbler’s Lane and Townsend Road),

from what was originally an education centre, and also the introduction of a 'rifle range' which would appear to be situated close to nearby residential properties. A question is raised as to whether planning permission is required for this, and a request made for this matter to be included on the agenda of a future meeting for further discussion/consideration.

Site visit – the Town Council feels that it will be vital for the Planning Officer to undertake a site visit prior to making a recommendation on this application, in order to view and fully appreciate the prominent position of the site, and the impact that this proposal could have on the surrounding area/local community.

Community engagement – the Town Council notes that community engagement regarding business operations on this site has previously been undertaken by the applicant. In view of the number of objections and concerns raised by local residents regarding this new proposal, the Council encourages the applicant to undertake further engagement with the local community to discuss these concerns, and consider potential mitigation measures in relation to these.

- P/FUL/2022/07802 **Pevevil Heights, Swanage, BH19 2AZ**
Proposed recycling bins store to serve existing apartments, and signpost.
OBSERVATION: No objection.
- P/HOU/2022/06293 **8 Russell Avenue, Swanage, BH19 2ED**
Erect single storey side extension, and raise existing flat roof.
Remove existing rear porch.
OBSERVATION: No objection.
- P/HOU/2022/07309 **3 Cecil Road, Swanage, BH19 1JJ**
Conversion of outbuilding to annexe, ancillary to the main dwelling.
OBSERVATION: No objection to redevelopment of the outbuilding, however, concerns are held that the proposal appears to create a new residential dwelling, and that this will lead to a change of use in the future. The Town Council would wish it to be noted that it should be stipulated in any approved proposal for the new annexe that it should be used solely for purposes incidental to the residential occupation of No. 3 Cecil Road.
- P/HOU/2022/07570 **14 Osborne Road, Swanage, Dorset, BH19 2QA**
New rear roof dormer to replace existing dormer, and installation of two new rooflights to replace existing single rooflight to front elevation.
OBSERVATION: No objection.
- P/HOU/2022/07668 **19 Newton Road, Swanage, BH19 2EA**
Single storey rear infill conservatory.
OBSERVATION: No objection.
- P/LBC/2022/07728 **Listed Building Consent**
LISTED **7 Eldon Terrace, Swanage, BH19 1HA**
Repairs to chimney, and restoration of front wall and sash windows.
Relocation of bedroom into bathroom, and bathroom into bedroom.

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

For information only

P/NMA/2023/00001 **27 Ballard Estate, Swanage, BH19 1QZ**

Non material amendment to approved planning application No. P/HOU/2022/05252 (Erect a single detached garage.) to amend the location of the door and window.

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

There were no matters raised.

Neighbourhood Planning

6) Swanage Neighbourhood Plan – update

Further to Minute No. 5) of the Swanage Neighbourhood Plan Steering Group Meeting held on 28th November 2022, an update was given on progress made to date.

It was noted that the next meeting of the Steering Group would be held on 23rd January 2023 at which the following matters would be discussed/considered:

- The planning consultants would be providing an update on the Project Plan, and would be undertaking a 'Project Briefing' with the Development and Environment Task Teams ahead of their first meetings taking place
- Monthly dates for Steering Group meetings to be scheduled for 2023
- Discussions to commence regarding next steps for:-
- Locality grant funding applications
- Locality Housing Needs Assessment
- Strategic Environmental/Habitats Regulations Assessment
- Retail Needs Assessment

A further update would be given at the next meeting via the minutes of the upcoming Steering Group's meeting.

Consultation

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

a) Wessex Multi-Academy Trust – Consultation on The Purbeck School Admissions Policy 2023/24

It was reported that Wessex Multi-Academy Trust was required to consult on its admissions policy for its schools if a) changes had been made to a school's admission arrangements, or b) if a school had not consulted upon its admissions policy in the last 7 years. As a result, the Trust was consulting upon the admissions policy of The Purbeck School under point a) above.

It was noted that The Purbeck School was proposing to reduce its 'Published Admission Number' from 188 to 180 (for allocation of school places for the start of the academic year in 2024).

During the ensuing discussion Committee Members wished it to be noted that the consultation document/amended policy had been appropriately reviewed and discussed, and had no further comments to make.

b) Department for Levelling Up, Housing and Communities – Levelling-up and Regeneration Bill: Reforms to National Planning Policy – Open consultation on proposed approach to updating the National Planning Policy Framework (NPPF)

It was reported that the Department for Levelling Up, Housing and Communities was consulting on its proposed approach to updating the National Planning Policy Framework, and was also seeking views on its proposed approach to preparing National Development Management Policies, how it might develop policy to support levelling up, and how national planning policy was currently accessed by users. These proposals related to England only.

During the ensuing discussion Committee Members were in agreement that the document was of a complex and technical nature in parts, and that greater consideration needed to be given to the potential impact these proposals could have on the local area/community, and the Swanage Neighbourhood Plan, before responses could be submitted.

It was also felt that it would be prudent for all Town Councillors to be given the opportunity to be involved in the formulation of the Council's responses to this important consultation, and that a separate meeting to consider these should be arranged.

A copy of the document would be sent to all members of the Council along with an invitation to attend the meeting, which was pencilled in for 25th January 2023.

The Chair stressed to Members the importance of reviewing the document thoroughly prior to attending the meeting. It was noted that the closing date for responses was 2nd March 2023.

8) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council (DC) – Review of The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022 – further to Minute No. 10 a) of the Planning and Consultation Committee Meeting held on 5th December 2022 it was reported that no responses had been received from the local emergency services teams. It was therefore agreed that this matter would be placed on the agenda of the next meeting for consideration of next steps.

b) Consideration of potential location for the old Swanage Grammar School weathervane – further to Minute No. 117 of the Council Meeting held on 12th December 2022, a request was made for this matter to be placed on the agenda of a future council meeting.

11) Date of next meeting

The date of the next meeting had been scheduled for Monday 6th February 2023.

The meeting closed at 8.10 p.m.
