

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** hosted on the Zoom platform on **MONDAY 12th APRIL 2021** at **6.30 p.m.**

Chair: -

Councillor C Finch

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor C Moreton

Swanage Town Council – until 7.30 p.m.

Councillor N Rogers

Swanage Town Council – from 6.50 p.m.

Councillor W Trite

Swanage Town Council

Dr M Ayres

Town Clerk – until 7.30 p.m.

Miss N Clark

Administration and Communications Manager

Mrs H Jordan

Dorset Council – until 7.30 p.m.

There were three members of the public and two members of the local press present at the meeting.

Prior to commencement of the Meeting a minute's silence was held in memory of His Royal Highness The Prince Philip, Duke of Edinburgh.

Public Participation Time

The Chair welcomed and introduced Mrs Hilary Jordan, Service Manager for Spatial Planning, Economic Growth and Infrastructure, Dorset Council, to the Meeting. Mrs Jordan had agreed to attend to answer Members' questions relating to planning policy.

The following matter was raised by a member of the public:-

- **Planning application decision-making process** – concerns expressed regarding Dorset Council's planning application decision-making process, and the limited weight given to the Planning and Consultation Committee's comments and/or objections submitted regarding applications relating to the parish of Swanage, which were based on local knowledge and local policies.

It was explained by Mrs Jordan that a wide number of factors were taken into account by planning officers during the approval process, which included adopted local plans, national planning policies, and comments from a range of consultees. A discussion was held regarding the reduced weight given to local plans which were more than five years old, the implications of this, and the NPPF's presumption in favour of sustainable development.

It was reported that, in light of comments and concerns raised during the recent Dorset Local Plan public consultation, and following attendance by some Town Councillors at recent Eastern Area Planning Committee Meetings, the Town Council had raised a number of questions and concerns with Dorset Council surrounding planning application approvals, national planning policy, and the Housing Delivery Test/local housing land supply.

A discussion ensued, during which Mrs Jordan provided clarification and guidance regarding the concerns raised, and an opportunity then followed for Town Councillors to undertake a 'Q&A' session, which included discussions regarding the following matters:-

- Concerns over the limited weight given to existing local policies contained in the Swanage Local Plan and the Purbeck Local Plan during the approval process, which were in place to protect and preserve the character of the area.
- The Housing Delivery Test: 2020 measurement results which had been published on 19th January 2021 had reported that the Purbeck Local Plan area was found to have delivered only 74% of the total number of homes required – concerns raised as to what implications this would have for the town and also the Town Council's evaluation of planning applications in the future.
- The National Planning Policy Framework.
- The future of Neighbourhood Plans.
- Whether there had been any updates regarding the government's 'Planning for the future' White Paper which proposed radical changes to Neighbourhood Plans.

The Chair then gave thanks to Mrs Jordan for attending the Meeting and for taking the time to answer Members' questions.

Councillor Moreton, Mrs Jordan and the Town Clerk left at 7.30 p.m.

The Meeting commenced at 7.35 p.m.

1) **Apologies**

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

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

- 6/2020/0588 **20 Hill Road, Swanage, BH19 1RH**
Proposed single storey side extension. New dropped kerb access.
Mr & Mrs Harding
OBSERVATION: No objection.
- 6/2020/0603 **Flat 8, 1 Ulwell Road, Swanage, BH19 1LE**
Insert a window.
Mr Warnock
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.
- 6/2020/0622 **8 Durlston Road, Swanage, BH19 2DL**
Minor material amendment to vary condition 2 of planning permission 6/2019/0610 (Sever land and erect four no. 3 bedroom town houses with parking.) to alter the approved parking layout.

Westcoast Developments (South) Ltd

OBSERVATION: Recommend refusal. Concerns are again raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone boundary walls in Durlston Road and Purbeck Terrace Road which are of traditional construction.

The Town Council feels that the previously approved parking layout is adequate and strongly objects to the removal of more of the historic Purbeck Stone wall. As previously advised, the Council would wish to see as much of the wall retained as part of any approved scheme.

* 6/2021/0014

Plot adjacent to 51 Rabling Road, Swanage, BH19 1ED

Erect three dwellings with garages, and new pedestrian and vehicle access.
Mr Wright

OBSERVATION: No objection to development of the site in principle. However, Members feel that three properties are too many for this plot, and the following concerns are raised in relation to the proposal:-

Overdevelopment - three properties being squeezed onto a single plot, filling the plot completely, out of keeping with the character of the area (of large houses on large single plots), as defined in the Swanage Townscape Character Appraisal Part 04.12 Mixed Pre- and Post-war Housing ‘Threats: Intensification of development through infilling or redevelopment of existing plots at greater densities could harm the suburban character.’, and ‘Density and Mix • Modest dwellings, usually set within reasonably generous plots.’.

Highway issues – traffic generation, vehicular access, highway safety – concerns regarding the service lane to the rear of the proposed properties, which is a narrow, single carriageway. There is no parking in the lane and very limited on street parking in the surrounding area. Attention is drawn to the three development plots to the rear of this plot, in Victoria Avenue, (one of which has been approved), with the potential for a further 15 residential dwellings, which will bring a sizeable increase in vehicles using the lane.

Purbeck Stone wall - concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, and Members would wish to see as much of the Purbeck Stone walls retained as part of any approved scheme.

Although not a material planning consideration, comments were made that the developer needs to be made aware of the De Moulham Trust covenants that are extant on this plot.

6/2021/0121

South Barn, Gully, Swanage, BH19 3EX

Upgrade existing 11kV overhead line from 2 wire to 3 wire.
Scottish & Southern Electricity Networks

OBSERVATION: No objection.

6/2021/0138

142 Victoria Avenue, Swanage, BH19 1AY

Erect a single storey rear extension. Insert rooflights in front and rear elevation for loft conversion.

Mr Matthews

OBSERVATION: No objection, subject to mitigation of any neighbours’ concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation was still open as at the date of these comments – until 8th May 2021).

For information only

- 6/2021/0114 **Non-material amendment**
7 Russell Avenue, Swanage, BH19 2ED
Non-material amendment to planning permission 6/2019/0144 (First floor extension over garage, raised decking and other alterations.) to alter the layout of the raised decking, infill below deck with Purbeck Stone walling and provide access steps.
Ms Crundall & Mr Stirling
- 6/2021/0133 **Non-material amendment**
Atlantic House, Atlantic Road, Swanage, BH19 2EF
Non-material amendment to planning permission 6/2020/0561 (Extend existing balcony to create deck with glass balustrade and bridge to main garden.) to alter materials of support walls.
Mr & Mrs Seedall

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:**

Committee Members had reviewed all three of the following consultation documents, and a discussion ensued regarding the contents of each one and the related online surveys. Members were in agreement that all Town Councillors should be provided with the opportunity to either complete the surveys individually, or to submit comments to officers, if any, for collation and submission accordingly.

It was therefore AGREED:-

That delegated authority be given to officers, in consultation with the Chair, to collate any comments received from Town Councillors and formulate the Council's responses to the consultations.

Details of the consultations would therefore be circulated to all Town Councillors, and a copy of any comments received would be sent to Committee Members prior to the completed surveys being submitted online.

- a) **Dorset Council – public consultation on draft Homelessness and Rough Sleeping Strategy 2021-2026**

It was reported that in November 2020 Dorset Council had commissioned a review of homelessness in Dorset and was currently in the process of consulting on its draft Homelessness and Rough Sleeping Strategy 2021-2026.

It was explained that Dorset Council had to publish a new Homelessness and Rough Sleeping Strategy every five years and had used the information gathered to develop a new strategy. The purpose of the strategy was to shape the way advice and assistance would be provided to people who were homeless or threatened with homelessness over the next 5 years. Dorset Council therefore hoped to be able to provide improved support for vulnerable families and communities where homelessness existed.

b) Dorset Council – public consultation on Dorset Historic Environment Record draft Forward Plan 2021-2025

It was reported that the Dorset Historic Environment Record (HER) was a record of archaeological finds, features and historic buildings in the county. Information in the HER underpinned the work of Dorset Council and BCP Council in areas such as planning, education and countryside management. The HER is managed for public benefit and in accordance with national standards. It was actively maintained to be as accurate and comprehensive as possible to support and ensure the better understanding, enjoyment and protection of the local environment.

Dorset Council was currently consulting on the HER draft Forward Plan 2021-2025. The plan was a way of looking at the strengths and weaknesses of the HER as identified by the Historic England HER audit process, and would set out a series of objectives and a timetable of tasks with priorities to be undertaken.

c) Dorset & Wiltshire Fire and Rescue Authority – public consultation on draft Community Safety Plan 2021-24

It was reported that Dorset & Wiltshire Fire and Rescue Authority (DWFRA) was consulting on its draft Community Safety Plan 2021-24, which set out the key challenges and risks facing DWFRA over the coming years. With future financial uncertainty, the plan detailed what DWFRA intended to carry on doing and what it intended to review and do differently, in order to reduce these risks and to continue to provide a high level of service to local communities.

It was explained that fire and rescue authorities had a statutory duty to produce a Community Risk Management Plan, and this requirement was fulfilled through the Community Safety Plan.

Licensing

6) To note receipt of the following premises licence application, and to determine the Council's response, if any:

a) Mr N M Holland, McAllisters, 24 Institute Road, Swanage, BH19 1BX – application for a premises licence under section 17 of the Licensing Act 2003

It was reported that this was an existing unlicensed café/takeaway situated in the town centre which had made an application for a premises licence to permit the sale of alcoholic drinks to customers, and the playing of live music, to enhance the business.

Consideration was given to the application under the four licensing objectives.

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

OBSERVATION: No objection under the four licensing objectives.

7) Items of Information and Matters for Forthcoming Agendas

a) Conservation Area Review – further details would be provided at a future meeting.

b) Local Listing – it was reported that the findings of the Purbeck Society's Local Listing Project would be published on a new website in due course. Further details would be provided at a future meeting.

c) Neighbourhood Planning – further to discussions held during the 'Q & A' session held earlier in the meeting, Members were in agreement that before due consideration could be given to the possibility of a Neighbourhood Plan for the town further information would be required. A request was also made for a presentation on NPs to be given by Dorset Council's Community Planning Team to all Town Councillors. It was noted that there may be grant funding available to the Town Council towards the neighbourhood planning application process.

It was proposed by Councillor Bonfield, seconded by Councillor Foster and
RESOLVED UNANIMOUSLY:-

TO RECOMMEND:

That a presentation be given on Neighbourhood
Planning by Dorset Council's Community Planning
Team to the Town Council at the first full Council
Meeting to be held after the Annual Council Meeting
in May 2021.

- d) Invitation to a future Planning and Consultation Committee Meeting** – as recommended during the earlier 'Q&A' session, in view of fact that some questions and concerns were still outstanding, a request was made for an invitation to a future Committee Meeting be sent to Dorset Council's Head of Planning, Mr Mike Garrity, and Service Manager for Development Management & Enforcement, Mrs Anna Lee, to provide Members with a further opportunity for a 'Q&A' session to raise these matters accordingly.
- e) Eastern Area Planning Committee (EAPC)** – a request was made for the Town Council's concerns regarding the reduced number of councillors representing wards in the former Purbeck District Council area, the lack of site meetings being undertaken by the EAPC, and also in respect of the approval of a number of local planning applications at recent meetings of the EAPC, to be brought to the attention of the Leader of Dorset Council, Cllr Spencer Flower.

8) Date of next Meeting

The date of the next meeting had been scheduled for 10th May 2021 at 6.30 p.m. However, a request was made for consideration to be given to changing the date of this meeting as it was likely that an Extraordinary Meeting of the Council would be held on this date. Officers would liaise with Members and circulate a new date accordingly.

The meeting closed at 8.45 p.m.
