

That Item 5 b) on the agenda be brought forward to to Item 3).

At 6.35 p.m. and 6.50 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to speak about, and respond to questions relevant to, Agenda Item 3).

3) **The Bournemouth-Swanage Motor Road and Ferry Company – application to the Secretary of State for Transport for an Order to revise the charges for the use of the Ferry between Sandbanks and South Haven Point**

It was reported that the ferry company had made an application to the Secretary of State for Transport for an Order to revise the charges for the use of the ferry between Sandbanks and South Haven Point. It was noted that an Order revising the tolls was last made on 23rd February 2015.

A discussion ensued, during which a number of concerns were raised which included:

- The scale of the proposed increases to tolls, which were considered to be wholly unacceptable and well above inflation rates.
- Reference made to the sizeable number of local residents/students who commuted to work/college in the neighbouring towns of Bournemouth and Poole via the ferry, and concern expressed at the financial impact the proposed increases could have on the viability of their employment/studies. Comments also made that employers in the Isle of Purbeck needed to attract new staff into the area, often to low paid work in the tourist industry, and who may not be able to afford such rises in commuting costs.
- The possible detrimental effect on tourism and the local economy if tour operators were deterred from visiting the area as a result of the proposed increases.
- The impact on local infrastructure, traffic volumes, and the environment - the A351 already suffered regular instances of acute traffic congestion and gridlock, and the increases in tolls could exacerbate these problems, with motorists taking the longer route as the cost of the fuel would be considerably less than paying the sizeable increase in tolls.
- The considerable dividends paid to shareholders over the years. It was felt that the operator should be required to ensure that adequate contributions were made to a sinking fund or a reserve each year to pay for maintenance, repairs and replacement of the current ferry when required.
- Comments made that the Company should withdraw its application and make a revised application which proposed fare increases closer to inflation, with good discounts offered to encourage regular use of the ferry, and no increases for foot passengers or cyclists.

Members were in agreement that the Town Council should register a strongly worded formal objection to the application to the Secretary of State for Transport, and that the content of the objection letter should be considered by all Members of the Council.

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

TO RECOMMEND:

That further consideration be given to the Town Council's formal letter of objection to the Bournemouth-Swanage Motor Road and Ferry Company's application to the Secretary of State for Transport for an Order to revise the charges for the use of the Ferry between Sandbanks and South Haven Point, at the next Monthly Council Meeting being held on 26th March 2018.

Planning

4) Plans for consideration

Non Delegated Applications

Further to their declarations of interest under Minute No. 2), Councillors Finch and Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

- 6/2018/0042 **The Pines Hotel, 34-36 Burlington Road, Swanage, BH19 1LT**
Construction of 40 beach huts over three tiers, with associated landscaping and associated facilities, including communal toilets and stairways.
Messrs Puddepha
OBSERVATION: No objection, subject to adherence to the recommendations as set out in statutory consultees' reports and responses received so far (as at the date of the Committee Meeting on 5th March 2018).

Delegated Applications

- 6/2018/0025 **81 Steer Road, Swanage, BH19 2RX**
Erect single storey rear extension and replacement porch.
Mr & Mrs White
OBSERVATION: No objection.
- 6/2018/0051 **89 Kings Road West, Swanage, BH19 1HN**
Sub-divide the plot, making two plots, one to include the house, and one to include the studio.
Mr Joyce
(Deferred from 5th February 2018 Meeting.)
OBSERVATION: Recommend refusal. The Committee objects to sub-division of the plot and raises concerns as follows:
- This proposal would see the studio separated from the house, and contravenes the planning permission granted under application No. 6/2014/0584 which states 'The building will be used solely for purposes incidental to the residential use of 89 Kings Road West. Reason: To clarify the extent of this permission and prevent an independent or business use from being created without allowing the Council first to fully consider and assess the alternative use and its impact on the locality and the amenity of adjoining residents.'
 - It is felt that the application constitutes a 'change of use', and the Committee would wish it to be noted that it would object to:
 - Any future conversion of the studio to residential use.
 - Severance to create a separate plot for future habitation.
 - Creation of a separate address.

Prior to consideration of the next item, the Chairman reported that this site was under consideration as a potential location for a new Town Council Depot.

- 6/2018/0058 **Units 5 & 8, Plot 2/3, Prospect Business Park, Victoria Avenue, Swanage, BH19 1AP**
Change of use of two existing industrial units (B1, B2 & B8) to Sui Generis category for use as council depot premises, to include alterations to units.
D & P Lovell Ltd
OBSERVATION: The details of the application were noted.

- 6/2018/0067 **38 Newton Road, Swanage, BH19 2EA**
 Erect a single storey rear extension.
 D Price and Ms Foran
OBSERVATION: No objection.
- 6/2018/0069 **4 Sea Mist, Townsend Road, Swanage, BH19 2FE**
 Erect a single garage.
 Mr & Mrs Joyce
OBSERVATION: No objection.
- 6/2018/0076 **15C Commercial Road, Swanage, BH19 1DF**
 Sub division of existing commercial unit to provide first floor residential accommodation. Insertion of new window and roof light.
 Mr Pike
OBSERVATION: No objection.
- * 6/2018/0077 **8 Durberville Drive, Swanage, BH19 1QW**
 Erect a side extension.
 Mr Lock
OBSERVATION: No objection.

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

- 6/2018/0088 **125 Victoria Avenue, Swanage, BH19 1BA**
 Install two roof lights in west elevation.
 Mr Wright
OBSERVATION: No objection.
- 6/2018/0093 **1 Atlantic Road, Swanage, BH19 2EF**
 Demolish existing garage and erect replacement stand-alone garage with double doors and attic room. Erect single storey rear extension. Remodel dormer windows in north elevation with pitched roofs. Alterations to porch.
 Mr Bossman
OBSERVATION: No objection. However, the Committee would wish it to be noted that the new garage should be used solely for purposes incidental to the residential use of 1 Atlantic Road, and that it would object to:
 - Any future conversion of the garage to residential use.
 - Severance to create a separate plot for future habitation.
 - Creation of a separate address.

Notification for prior approval

- PDO/2018/0001 **23B Commercial Road, Swanage, BH19 1DF**
 Remove wall between 23B and 23A, and change of use from use class A2 (financial & professional services) to use class A3 (restaurants/cafes) to use as part of existing cafe.
 Mr Burnet
OBSERVATION: The details of the application were noted, and the Committee had no further comments to make.

Appeal Information

6/2017/0091 **Appeal Reference Number APP/B1225/W/17/3181282**
The Pines Hotel, 34-36 Burlington Road, Swanage, BH19 1LT
Erect forty five beach huts on three and a half levels with communal toilets, stairways, and associated landscaping.
Messrs Puddepha

An appeal had been made to the Secretary of State against the decision of Purbeck District Council because of the non-determination of this application. Appeal start date 8th February 2018. The appeal would be determined on the basis of a hearing. The procedure to be followed was set out in the Town and Country Planning (Hearings Procedure) (England) Rules 2000 (as amended).

All representations made to the District Council on the application had been forwarded to the Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal. If anyone wished to make comments, or modify/withdraw their previous representation, they could do so on the Planning Portal at www.planningportal.gov.uk/pcs or by email to West2@pins.gsi.gov.uk

OBSERVATION: The Committee noted the appeal details, and no further action was required.

Items for information only

Non-material amendment

6/2018/0040 **46 Bay Crescent, Swanage, BH19 1RD**
Non-material amendment to Planning Permission 6/2011/0713 (Raise height of roof and insert dormer window in southern elevation, and roof light in northern elevation, to facilitate the formation of living rooms at first floor level; insert balcony in eastern elevation) to replace a window with a window of different design.
Mr & Mrs Price

Certificate of Lawfulness (Proposed)

6/2018/0073 **6 Hill Road, Swanage, BH19 1RH**
Erect a single story, detached outbuilding.
S Craig & T Sharp

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 *.

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

a) Beach Gardens Tree Works

A query was raised as to when these works would be undertaken. It was reported that there was no update to be given at this time. However, an arboricultural survey had been instructed which would be reviewed by the working party when received. An update would be given at a future Council Meeting.

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

a) Purbeck Local Plan Review – New homes for Purbeck consultation

It was reported that, as part of the Purbeck Local Plan Review, Purbeck District Council was consulting with local residents about the best places to build new homes, to meet the housing needs of current and future generations in Purbeck. A questionnaire was therefore being sent to every household and business in the district. None of the potential sites identified were located in Swanage. It was noted that a new second homes policy was also being considered.

Following a discussion regarding questionnaire content, Members were in agreement that it would be difficult to answer the questions during the meeting as more detailed consideration needed to be given to the questions raised. In view of the fact that the response deadline for the consultation was 12th March 2018, it was therefore proposed by Councillor Green, seconded by Councillor Morris and **RESOLVED UNANIMOUSLY:-**

That delegated authority be granted to officers, in consultation with the Chairman, to undertake the necessary research to be able to complete the questionnaire, and submit the responses to Purbeck District Council by 12th March 2018.

A copy of the completed questionnaire would be provided to Committee Members prior to its submission to give Members the opportunity to make any amendments if necessary.

Licensing

Further to their declarations of interest under Minute No. 2), Councillors Morris and Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

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

a) Mrs J E McKenzie, Elizabeth's, 45 Station Road, Swanage, BH19 1AD – application for a new premises licence to be granted under the Licensing Act 2003

It was reported that this was an existing restaurant business situated in the town centre which now wished to be able to serve alcoholic drinks to customers with meals to enhance the business.

OBSERVATION: No objection.

8) Items of Information and Matters for Forthcoming Agendas

a) Dorset AONB Annual Forum: Views on your Landscape – it was reported that Dorset AONB Partnership would be commencing work on a new Management Plan, and meetings were being held in Blandford on 8th March 2018, Bridport on 20th March 2018, and Wareham on 21st March 2018, as they were keen to hear the views of local councils, neighbourhood planning groups, and place based community groups. It was noted that there would be a formal twelve-week consultation on the draft Management Plan from late summer 2018.

9) Date of next Meeting

The date of the next meeting had been scheduled for Monday 9th April 2018 at 6.30 p.m.

The meeting closed at 8.05 p.m.
