

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 2nd MAY 2023** at 6.30 p.m.

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor N Rogers

Swanage Town Council – from 6.40 p.m.

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

There were no members of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) **Apologies**

Apologies for her inability to attend the Meeting were 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.

There were no declarations to record on this occasion.

Planning

3) **Plans for consideration**

Delegated Applications

* P/FUL/2023/00423 **Flat 5 Esmond, 18 Northbrook Road, Swanage, BH19 1PT**

Create second storey balcony.

OBSERVATION: No objection.

P/FUL/2023/00819 **9B Bay Close, Swanage, BH19 1RE**

Loft Extension.

OBSERVATION: No objection.

* P/HOU/2023/01654 **Caythorpe Guesthouse, 7 Rempstone Road, Swanage, BH19 1DN**

Remove existing flat roof and extend building to rear. Insert new door within existing bay window. Create new external deck and associated ramps to provide level wheelchair access to dwelling. Internal works to improve accessibility.

OBSERVATION: No objection.

P/HOU/2023/01853 **Daimers, Rough Height, Swanage, BH19 2EE**

Single storey front extension and internal remodelling, including alterations to doors and windows.

OBSERVATION: No objection.

- P/HOU/2023/02134 **Punfield, 15 Ballard Estate, Swanage, BH19 1QZ**
Erect wooden shed.
OBSERVATION: No objection.
- P/LBC/2022/08069 **Listed Building Consent**
LISTED Belvedere, Seymer Road, Swanage, BH19 2AL
Demolish and rebuild like for like sheds, steps and retaining walls for flower beds at the rear.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.
- P/VOC/2023/01813 **Variation of Conditions**
Purbeck Centre, Northbrook Road, Swanage, BH19 1QE
Demolition of former school, buildings and structures. Erection of 90 dwellings and the formation of a new vehicular access from Northbrook Road. With variation of Condition Nos. 2, 5, 6 & 7 of planning permission No. 6/2021/0314 for amendments to the approved layout and landscaping schemes for a reduction in garden size for Plot 62-63; a single 12 x cycle store adjacent to Plot 49; revised parking adjacent to the apartments, addition of retaining walls and steps to gardens of Plots 46-49; steps added to Plots 62-64; revisions to bin stores rear of Plots 1- 8 and rear of Plots 62-63.
OBSERVATION: No objection.

For information only

- P/NMA/2023/02475 **Non material amendment**
6 Purbeck Terrace Road, Swanage, BH19 2DE
Non-material amendment to approved application (Demolition of existing single storey extension and replacement with new single storey extension and associated landscaping.), amendment to the internal layout of the ground floor.

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

Comments were made regarding tree works being undertaken around the town from time to time, in particular in the conservation areas, and concerns raised that some of these may have been completed without relevant permissions having been obtained from the Local Planning Authority. Attention was drawn to the Town Council's Environment Policy Action Plan and work being undertaken to protect and enhance the town's natural environment.

A request was therefore made for officers to make contact with the Tree Officer at Dorset Council to enquire what the current process was in relation to tree works.

Consultation

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

a) Dorset Council Leisure Strategy – Consultation for Town and Parish Councils

It was reported that DC was currently undertaking a review of the leisure and physical activity provision and opportunities across the Council area, which would help to shape a new Leisure Strategy. It was recognised nationally, and locally, that physical activity, leisure, wellbeing and sport facilities could have a significant and positive impact on (but not limited to):-

- Improved health and wellbeing, and reduced inequalities.
- Connecting communities.
- Positive experiences for young children and young people.
- Recovery from the pandemic.

As part of the review DC felt it would be important to consider the views and knowledge of stakeholders, and welcomed the opportunity to hear from all town and parish councils across the Dorset Council area.

During the ensuing discussion concerns were raised regarding the lack of all-weather/indoor leisure facilities in the town, which had reduced in recent years, and the fact that residents had to travel to access a variety of sports and leisure facilities (the nearest leisure centre being situated in Wareham), which was not always possible/affordable for local families, community clubs, and the younger and older generations. Attention was also drawn to the fact that there was no public transport service to these facilities. Further concerns were raised regarding the lack of safe cycling routes and suitable bike storage locations in and around the town, and the absence of an accessible, all-weather walking/running track.

Consideration was given to the Committee's responses to the consultation questions, and Members were in agreement that it would be vital to stress the importance of having a Swanage-based leisure facility, rather than a Wareham one, which would be infinitely more accessible and in line with policies in the Swanage Local Plan. The Committee's responses and concerns would be submitted to DC accordingly.

b) Dorset Council Public Space Protection Orders – Consultation for Town and Parish Councils regarding a new dog related Public Space Protection Order (PSPO)

It was reported that DC would shortly be commencing a public consultation on a new dog related PSPO as the existing Order would come to an end on 31st December 2023.

DC was seeking the views of Town and Parish Councils, as landowners, as to whether they would wish to see any changes made to the current Order before the consultation questions were finalised. It was noted that the proposed questions would be considered at DC's Place and Scrutiny Overview Committee on 6th June 2023.

During the ensuing discussion concerns were raised regarding Section 2 of the existing Order, 'Removal and disposal of dog faeces', and comments were made that no enforcement of the Order by DC's dog wardens had been evident in Swanage. Questions were raised regarding DC's resources for enforcement, what presence there would be in Swanage in the future, and whether enhanced enforcement measures could be considered/included in the new PSPO.

Disappointingly it was noted that the town had experienced an increase in the amount of dog mess on its footpaths and green spaces, and the Town Council's Operations Team had recorded eleven incidents of hitting/being covered in dog mess whilst undertaking grass strimming during March and April, and had had to stop work to shower, and wash their clothes and equipment. Not only was this extremely unpleasant, it was also a health hazard. The Town Council provided over 60 bins for this type of waste (which were in addition to the bins provided by DC).

These concerns and questions would be included in the Council's response to DC. Members were in agreement that no changes should be made to the existing restrictions 'Exclusion of dogs' and 'Dogs to be kept on lead – land and times' for Swanage (Schedules 2 and 3 of the Order).

It was pointed out that Central (Main) Beach, Swanage was incorrectly referred to as 'The Front Beach' in the Order and this would also be brought to DC's attention.

It was reported that members of the public were encouraged to report any incidents of dog fouling seen via DC's online reporting form to make the Council aware of any problems and to identify any 'hotspots' in the town.

c) Dorset Council – Public Consultation on Planning for climate change guidance documents

It was reported that DC was consulting on proposed ‘Planning for climate change guidance documents’, which would provide direction on how climate change would be taken into account in planning applications and decisions:-

- **Interim guidance and position statement** - to help decision makers weigh up the benefits of addressing climate change with other material considerations. The statement provided an overview of the legislative, national and local policy context and addressed sustainable design and construction and planning for renewable energy schemes.
- **Sustainability checklist** - sets out questions for applicants to check in relation to their schemes’ sustainable design and construction.
- **Amendment to Paragraph 39 of the Dorset National and Local List of Requirements** – amending the existing requirement to submit a sustainability statement for relevant planning applications to include the proposed sustainability checklist.
- **Listed buildings – what you can do for climate change** - to help householders with what they could do to increase energy efficiency in their listed buildings and understand what they would need consent for.

Councillor Harris reported that she had recently attended DC’s Planning Engagement Session for Town and Parish Councils, and provided an overview of an informative presentation that had been given on the consultation, which confirmed a need for some interim guidance for decision making prior to adoption of the new Dorset Local Plan. During the ensuing discussion comments were made that the consultation documents were comprehensive, and that some parts of the documents were of a technical nature. Committee Members felt that in view of the importance of the consultation, and the wide-ranging topics and issues that it covered, further time would be required for Members to review the document in greater detail before the Town Council’s response could be formulated. Councillors Foster and Harris suggested that, as member/lead member of the Council’s Environmental Policy and Action Plan Working Party, they could review the documents and email their findings to Committee Members ahead of the next Committee Meeting.

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

That a working party be appointed from members of the Planning and Consultation Committee, consisting of Councillors Foster and Harris, to review the consultation documents in greater detail and present its findings to all Committee Members for further consideration at the next Committee Meeting on 5th June 2023, at which the Council’s response to the consultation will be formulated.

Following discussion, further comments were made that it would be prudent for all Town Councillors to be given the opportunity to be involved in the formulation of the Council’s response to this consultation, and copies of the documents would be sent to all members of the Town Council along with an invitation to submit comments for consideration at the next meeting, if they so wished. A copy of DC’s presentation slides would also be circulated accordingly.

d) National Association of Local Councils Consultation – Town and Parish Councils

i) Department for Levelling Up, Housing and Communities – Public Consultation on technical aspects of the design of the Infrastructure Levy

It was reported that the DLUHC had recently launched a consultation to inform the design of the Infrastructure Levy, and of regulations that would set out its operation in detail. It was explained that the Infrastructure Levy was a reform to the existing system of developer contributions (Section 106 planning obligations and the Community Infrastructure Levy) in England.

NALC would be responding to the consultation and had provided details of the main consultation questions it would be responding to in the document, and was therefore seeking the views of local councils in response to these questions.

It was noted that NALC would be arguing very strongly that it was right that local councils would receive the 25% neighbourhood share of the Infrastructure Levy, which would ensure that communities benefitted from developments, and that local councils could invest in local infrastructure and other priorities. NALC also felt that it would be important for local councils to have full flexibility in how the levy was used. However, the reported ‘flat share’ of 25% did not provide an uplift or added incentive for communities that had a ‘made’ neighbourhood plan in place, which was presently the case where the Community Infrastructure Levy was charged.

During the ensuing discussion it was noted that the government wanted the Levy to collect more than the existing system, whilst minimising the impact on viability, and Committee Members were in agreement that the following components of Levy design would help achieve these aims:-

- Charging the Levy on final sale ‘Gross Development Value’ of a scheme.
- The use of different Levy rates and minimum thresholds on different development uses and typologies.
- The ability for local councils to set ‘stepped’ Levy rates.
- Separate Levy rates for thresholds for existing floorspace that is subject to change of use, and floorspace that is demolished and replaced.

The Committee also wished it to be noted that it was in support of NALC’s headline responses as above. NALC would be advised accordingly.

Neighbourhood Planning

6) Matters arising from Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 17th April 2023

There were no matters raised.

7) 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 – consideration of

representation to Dorset Council for Swanage to be included in the PSPO – further to Minute No. 11 a) of the Planning and Consultation Committee Meeting held on 3rd April 2023, it was noted that this matter would be discussed at the next Committee Meeting.

b) Department for Levelling Up, Housing and Communities

i) Public Consultation on introduction of a use class for short-term lets and associated permitted development rights

ii) Public Consultation on a registration scheme for short-term lets in England

It was reported that the DLUHC was seeking views on the introduction of a registration scheme for short-term lets in England, and also proposed use class and permitted development rights changes in relation to short-term lets. The closing date for responses to the consultations was noted as 7th June 2023.

A discussion ensued, and Members were in agreement that in view of the importance of these consultations, and the potential impact that the proposals could have on the town, its housing stock, tourism and the local economy, further time would be required to review the documents in greater detail.

It was therefore agreed that consideration of the Town Council's responses to the consultations would be deferred to the next meeting of the Committee being held on 5th June 2023.

Attention was drawn to NALC's previous 'call for evidence' from local councils on short-term holiday lets (see Minute No. 6 a of the Planning and Consultation Committee Meeting held on 1st August 2022) and a copy of the Council's response to NALC would be circulated to Committee Members for their information accordingly.

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 5th June 2023.

The meeting closed at 8.10 p.m.
