

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 7th AUGUST** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

Public Participation Time

Councillor Harris spoke as a member of the public on the following matter:-

- **Planning application No. P/HOU/2023/04015 6 Newton Road, Swanage** – concerns regarding the size and scale of the proposed two-storey extension, in particular the height of the roof, and the potential adverse impact that this could have on No. 4 Newton Road, including overshadowing, potential loss of light, and adverse impact on neighbour amenity. Attention was drawn to the lack of measurements in the submitted plans, which did not adequately show that Newton Road was on a steep hill, and that the rear gardens of Nos. 4 and 6 were circa one metre different in height. Further concerns were raised that the Planning Officer had not undertaken a site visit.

1) **Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Bonfield and 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. P/HOU/2023/04015 6 Newton Road, Swanage, BH19 2DZ – Councillor Harris declared a disclosable pecuniary interest under the Code of Conduct by reason of being the owner of the adjoining property (No. 4).

There were no further declarations to record on this occasion.

Planning

3) **Plans for consideration**

Delegated Applications

P/FUL/2023/03867

2 Princess Road, Swanage, BH19 1JQ

Dual use of the property as a residential family home and occasional rental for holiday lets.

OBSERVATION: No objection.

- P/FUL/2023/03936 **Perrydown Flats, Peveril Point Road, Swanage, BH19 2AX**
Conversion of existing two flats to form one dwelling, and associated internal alterations. Demolish existing shed, and erect new shed under new steps and bridge to existing terrace.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report.
- * P/HOU/2023/02334 **22 Gannetts Park, Swanage, BH19 1PF**
Extension to loft conversion, rear and side extensions, entrance gates.
OBSERVATION: No objection.
- P/HOU/2023/02834 **Beach House, 39 Ulwell Road, Swanage, BH19 1LG**
Conversion of some windows to French doors.
OBSERVATION: No objection.
- P/HOU/2023/04014 **Bay House, 37 Ulwell Road, Swanage, BH19 1LG**
Install rear balcony and staircase access, and proposed internal alterations.
OBSERVATION: No objection.

Further to her declaration under Minute No. 2) Councillor Harris left the room during consideration of the following item. In the absence of the Committee Chairman, it was agreed that Councillor Foster would assume the Chair during consideration of the item.

- P/HOU/2023/04015 **6 Newton Road, Swanage, BH19 2DZ**
Replacement two storey rear extension, and new single storey side extension.
OBSERVATION: Recommend refusal, the Town Council has concerns with the proposal as follows:-
Overdevelopment/overbearing/out of keeping with the surrounding area - concerns are expressed regarding the negative impact that the scale of the proposed two-storey extension will have on the character and appearance of the area, and on the amenity of the neighbours of the adjoining property (No. 4), which would be overbearing, and potentially reduce the natural light in the rear of No. 4. Attention is also drawn to the fact that the rear of both properties can be seen clearly from Queens Road.
Construction/groundworks/potential noise and disturbance – concerns regarding problems arising from the construction period of any works, including the age of the properties, which are Victorian, and the likelihood that the party wall between Nos. 4 and 6 is of single construction. The existing two-storey extension is being demolished and a new, much larger two-storey extension is being constructed, concerns are therefore held regarding the adverse impact that this could have on the adjoining property.
Lack of detail/information in the submitted plans – Members wish to express their concern regarding the lack of measurements/detail in the plans on which to make an informed observation, and also feel that the plans appear to be somewhat misleading, being an ‘artist’s impression’ only, and giving the impression that the land around the property is flat. Newton Road is situated on a steep hill and the property/garden of No. 4 is much lower than that of No. 6. Members would also wish to reiterate the Town Council’s ongoing concerns regarding the lack of site visits being undertaken by the local planning authority, which are considered to be a vital part of the

planning process, and would be required to accurately appreciate the differing ground levels around the properties, and the steepness of Newton Road.

Councillor Harris re-entered the room.

P/HOU/2023/04056 **2 Court Cottages, Court Road, Swanage, BH19 1JD**
Installation of a heat pump to replace gas boiler.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report.

For information only

P/NMA/2023/04438 **Non Material Amendment**
Purbeck Centre, Northbrook Road, Swanage, BH19 1QE
Non material amendment to approved planning application 6/2021/0314 (Demolition of former school, buildings and structures. Erection of 90 dwellings and the formation of a new vehicular access from Northbrook Road.) to add PV panels to 5no plots that have not yet been constructed, as per new building regulations which came into effect in June 2023.

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 documents, and to determine the Council's preferred method of response, if any:

a) Dorset Council (DC) – Voluntary and Community Sector Strategy Consultation

It was reported that DC was developing a new voluntary and community sector (VCS) strategy with the aim of setting out how it would enable a thriving, sustainable and dynamic VCS to flourish and help improve the lives of individuals and communities in Dorset over coming years. To develop the strategy DC needed to explore how it was currently working with the VCS, and had launched an online survey aimed at those working within or with voluntary and community sector organisations, including people who volunteered.

During the ensuing discussion the Committee wished it to be noted that the consultation documentation had been appropriately reviewed, that it was in support of DC's consultation with the VCS, and that it had no further comments to make.

b) Dorset Council (DC) – Public Consultation on Proposed Dog Related Public Spaces Protection Order (PSPO)

Further to Minute No. 5 b) of the Planning and Consultation Committee Meeting held on 3rd July 2023, further consideration was given to the Town Council's response to DC's consultation on a new Dog Related PSPO.

During the discussion Committee Members reiterated comments and concerns which had been raised at the Planning and Consultation Committee Meeting held on 2nd May 2023 (Minute No. 5 b) referred), and agreed that it would be important for these to be included in the Council's response.

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).

The online survey was completed and submitted during the meeting.

c) Dorset Council (DC) – Housing Strategy Public Consultation

It was reported that DC was aiming to produce its housing strategy by the end of 2023, and was therefore seeking a wide variety of views from members of the public, businesses and organisations about what was important to them in relation to housing in the DC area, to help shape the strategy.

DC had provided information about housing in Dorset, and a document titled ‘Housing Strategy Evidence Base – July 2023’ which evidenced the data used (for the DC area) to inform the Housing Strategy, compiled from:

- The 2021 Census
- NOMIS - an Office for National Statistics (ONS) service that offered a wide range of up-to-date and historic data from surveys and administrative sources collected by the ONS and other government departments
- Council strategies and plans
- Information from council departments and partner agencies

It was noted that a housing strategy was a local housing authority’s vision for housing in its area. It set out objectives on how the council aimed to manage and deliver its strategic housing role. DC’s vision was to ensure that residents had access to affordable, suitable, secure homes where they could live well and be part of sustainable and thriving communities. It was explained that policies about housing issues should reflect the housing strategy.

During the ensuing discussion it was noted that the closing date for responses was 2nd October and, in view of the importance of the consultation, Members were in agreement that further time would be required to review the proposals in greater detail. It was therefore agreed that consideration of the Town Council’s response to the consultation would be deferred to the next meeting of the Committee being held on 11th September.

6) Appointment of Swanage Neighbourhood Plan (SNP) Steering Group 2023/24

Consideration was given to the appointment of Councillor Members to the SNP Steering Group for 2023/24. Attention was drawn to Points 5.1 to 5.3 of the Terms of Reference for the Steering Group regarding membership.

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

That Councillors Bonfield, Foster, Harris, Moreton, Rogers and Whitwam be appointed as Members to the Swanage Neighbourhood Plan Steering Group for 2023/24.

In accordance with the Terms of Reference for the Steering Group, it was further RESOLVED:-

That Mrs K Gallagher, Mr A Larner, Mr G Richardson, Mrs J Sutcliffe, and Mr A Thompson also be appointed as Members of the Swanage Neighbourhood Plan Steering Group for 2023/24.

It was reported that Mr M Norris had decided not to stand as a Member of the Group for the forthcoming year. Committee Members wished to give thanks and appreciation to Mr Norris for his hard work and contribution to the Group over the past year.

It was noted that the Chair and Vice-Chair of the Steering Group would be elected at the next meeting of the Group.

7) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council (DC) – The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022 – consideration of areas of land in Swanage to be put forward for DC’s review of the PSPO in 2024.

b) Planning application No. WP/20/00692/DCC - Construction of an Energy Recovery Facility - Portland Port Castletown Portland DT5 1PP – further to Minute No. 3 of the Extraordinary Meeting of the Planning and Consultation Committee held on 22nd April 2022, notification had been received from the applicant regarding an appeal proposal and statement of case to the Planning Inspectorate against DC’s refusal decision on the above planning application.

It was reported that an online presentation would be held on 15th August 2023 for local councils who had submitted comments regarding the appeals process, which would provide details of the councils’ role within that process, and to details regarding ‘Rule 6’ status: <https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application/guide-to-rule-6-for-interested-parties-involved-in-an-inquiry-planning-appeals-and-called-in-applications> There would also be an opportunity for a ‘Q & A’ session. An invitation was extended to all Town Councillors to attend the presentation.

c) Planning application no. P/FUL/2023/03413 23 De Moulham Road, Swanage, BH191NS – further to Minute No. 3 of the Planning and Consultation Committee Meeting held on 3rd July 2023, a letter had been received from a local resident setting out concerns regarding the planning application which was noted by Committee Members.

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 11th September 2023.

The meeting closed at 8.10 p.m.
