

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 3rd APRIL 2023** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

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

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

Public Participation Time

There were no matters raised.

1) **Apologies**

An apology for her inability to attend the Meeting was received from Councillor Foster.

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/2023/00304 **Swanage Seafront, between the Swanage Pier entrance and the Stone Quay**

Install a wooden shed for use as a booking office with ancillary retail use from Easter to October half-term break.

OBSERVATION: No objection in principle to the siting of a kiosk for the proposed use at this location. Although not a material planning consideration, Members agree that the provision of bait and fishing tackle is a necessity for a seaside resort. However, concerns are raised regarding the proposed style and unattractive design of the kiosk/trailer which does nothing to enhance the character and appearance of the Swanage Conservation Area (and its setting in close proximity to Listed Buildings).

The Committee is pleased to note that solar panels are proposed.

P/FUL/2023/01302 **431 & 433 High Street, Swanage, BH19 2NR**

Demolish pair of semi-detached dwellings, erect two detached dwellings.

OBSERVATION: No objection to redevelopment of the site subject to:

- Mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking, and loss of privacy, and;
- adherence to Dorset Highways' Report regarding the proposed location of the garages/parking arrangements, which will be accessed over a well-used/busy footway, and by many schoolchildren/families when walking to/from The Swanage School in the High Street (opposite the properties).

The Town Council wishes it to be noted that it is in support of sustainable building design principles to minimise environmental impact and is pleased to note that solar panels and air source heat pumps are proposed.

- # P/FUL/2023/01546 **Land to south-east of HM Coastguard Station, De Moulham Road, Swanage, BH19 1NL**
 Installation of fibre broadband cabin, power unit, air conditioning unit and a Footway 10 chamber, to be surrounded by wooden fencing.
OBSERVATION: No objection, subject to the location of the cabin being situated to the rear of the Coastguard Station as set out in the new location plan dated 14th March 2023, and not as set out in the Flood Risk Assessment which still has the previously withdrawn planning application's location plan in it (to the front of the building, nearer the car park) which the Town Council would not be in support of.
- * P/HOU/2023/00640 **8 Gannetts Park, Swanage, BH19 1PF**
 Extend and convert roof to create habitable second floor accommodation.
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding overlooking and loss of privacy/neighbour amenity.
- P/HOU/2023/01158 **233 High Street, Swanage, BH19 2NG**
 Erection of a bin store in front garden to house the wheelie bin and recycling bins, replace fence.
OBSERVATION: No objection.
- P/LBC/2023/01159 **Listed Building Consent**
LISTED **233 High Street, Swanage, BH19 2NG**
 Erect a bin store in the front garden to house the wheelie bin and recycling bins, replace fence.
OBSERVATION: No objection.
- P/HOU/2023/01226 **44B Bell Street, Swanage, BH19 2SA**
 Erect ground floor side and front extension.
OBSERVATION: No objection.
- P/HOU/2023/01461 **Sea View, 4 Mount Scar, Swanage, BH19 2EZ**
 Create new entrance door with canopy and step, close up existing entrance door, and create new back door.
OBSERVATION: No objection.

- * P/HOU/2023/01627 **50 D'Urberville Drive, Swanage, BH19 1QW**
Demolish existing garage, conservatory, porch and shed. Erect single storey extension to rear elevation, new double garage and garden room/gym, new porch to front elevation, and remodel existing dormers. Break out existing concrete driveway and replace with concrete block paving.
OBSERVATION: No objection.

- P/HOU/2023/01768 **15 Manor Road, Swanage, BH19 2BH**
Replace the existing roof to include new gables to the front and rear, create a terrace above existing lounge, dormer and lift shaft suitable for wheelchair use. Convert garage into an annexe.
OBSERVATION: No objection to the redevelopment proposals for the property and garage. However, the submitted plans do not show all of the existing Purbeck Stone wall (with Cock and Hen capping) which continues right around the perimeter of the plot to the front of the house, from Cluny Crescent around into Manor Road, or the telegraph pole which is situated on the corner very close to the wall. The wall is obscured by an overgrown hedge and debris which has not been cleared for a number of years. Concerns are raised regarding the potential loss of enclosure, and continued loss of character in the town through redevelopment, namely the existing Purbeck Stone boundary wall. The Council would wish to see the wall retained as part of any approved scheme.

- # P/LBC/2023/01512 **Listed Building Consent**
LISTED **Swanage Seafront and Slipway**
Parish Slipway - repair works. Stone Quay - repair works. Area adjacent to small jetty - repair works.
OBSERVATION: Details of the proposal were noted by Committee Members.

For information only

- * P/CLP/2023/01332 **Certificate of Lawfulness**
64 D'Urberville Drive, Swanage, BH19 1QW
Certificate of Lawfulness to add a 120cm wide block paving path next to the existing driveway and 90 degrees along to the rear garden gate.
- * P/NMA/2023/01485 **Non material amendment**
3 De Moulham Road, Swanage, BH19 1NP
Non material amendment to planning permission 6/2019/0648 (Demolish existing dwelling and erect four new houses with off street parking and gardens.) to amend the roof plan to expand the area of solar panels and remove area of sedum.

Please note:

- # The Town Council is the owner of land included within, or directly affected by, applications marked #.
- * 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:

a) National Association of Local Councils (NALC) Consultation

i) Department for Levelling Up, Housing and Communities (DLUHC): Open consultation – Permitted development rights (PDRs): supporting temporary recreational campsites, renewable energy and film-making consultation

It was reported that the DLUHC had recently launched a consultation on proposed changes to PDRs to support recreational campsites, renewable energy and film-making. NALC had provided a copy of its draft responses to the main consultation questions applicable to local councils in the document, and was therefore seeking the views of local councils regarding these responses.

During the ensuing discussion Committee Members were in support of NALC's headline positions on permitted development rights which were noted as follows:

- NALC did not support an across-the-board extension of permitted development rights in the planning system. Policies on permitted development rights should be the prerogative of Local Authorities (LAs) in their Local Plans or Neighbourhood Planning Groups.
- NALC supports that Assets of Community Value be subject to the removal of permitted development rights by imposing Article 4. An article 4 direction was made by the local planning authority. It restricted the scope of permitted development rights either in relation to an area or site, or a development anywhere in the authority's area.
- Permitted development rights should play a minimal role in the planning system because every place was different and the circumstances surrounding it were different.
- Removing the right of local authorities to make decisions on planning applications and that of local councils to comment on them constituted a further loss of democratic input.

The Committee wished it to be noted that the consultation documentation had been appropriately reviewed, that it was in support of NALC's draft responses, and that it had no further comments to make. NALC would be advised accordingly.

Neighbourhood Planning

7) To approve the Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 20th March 2023

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

That the Minutes of the Swanage Neighbourhood Plan Sub-committee Meeting held on 20th March 2023 be approved as a correct record.

8) Matters arising from Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 20th March 2023

There were no matters raised.

11) 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. 5 a) of the Planning and Consultation Committee Meeting held on 6th March 2023 it was reported that research was ongoing, and that advice and guidance was being sought from DC prior to the Town Council’s representation being formulated at a future Committee Meeting.
- b) Dorset Highways – proposed repair works in Horsecliffe Lane and Cranborne Road, 8th and 9th June 2023 between 9.00am and 4.00pm** – the Town Council had today been advised that highway repair works were proposed in Horsecliffe Lane and Cranborne Road, and a question was raised as to whether access would still be maintained for the Mermond Place and Residents’ car parks if this work was to go ahead. An enquiry would be sent to Dorset Highways accordingly.
- b) Approach from hotel chain** – it was reported that an approach had been made to Councillor Harris, as Chair of the Town Council’s Planning and Consultation Committee, from a hotel chain regarding its interest in opening a new hotel in Swanage. During the ensuing discussion Members were in agreement that it would be prudent to refer the letter of interest to the Swanage Neighbourhood Plan’s Development Task Team for consideration/discussion at its next meeting.

12) Date of next meeting

The date of the next meeting had been scheduled for Tuesday 2nd May 2023.

The meeting closed at 7.55 p.m.
