

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 2<sup>nd</sup> NOVEMBER 2015** at **6.30 p.m.**

Chairman: -

Councillor S Poultney

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Miss N Clark

Management Support Officer

### **Public Participation Time**

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

#### **1) Apologies**

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

#### **2) Declarations Of Interest**

Members were invited to declare their interest under the Code of Conduct as defined by regulations made under section 30 (3) of the Localism Act 2011, and requests for Grants of Dispensations in respect of Disclosable Pecuniary Interests.

There were no declarations to record on this occasion.

### **Planning**

#### **3) Plans**

Under the Code of Conduct, Members declared a formal interest in the capacity of Corporate Trustee of the De Moulham Estate Trust in applications relating to the Trust.

#### **Delegated Applications**

6/2015/0546

**12 Redcliffe Road, Swanage, BH19 1NE**

Divide existing dwelling and garden into two independent dwellings with separate gardens. Reposition existing garage.

Mr & Mrs Windle

**OBSERVATION:** No objection.

6/2015/0595

**42 Bell Street, Swanage, BH19 2SA**

Erect garden shed.

Mrs James

**OBSERVATION:** No objection.

6/2015/0603

**7 Shottsford Close, Swanage, BH19 2LH**

Erect rear extension.

Mr Munn

**OBSERVATION:** No objection.

- 6/2015/0607                    **6 Anvil Close, Swanage, BH19 2SW**  
Demolish existing conservatory, erect single storey rear extension, extend existing dormer and install dormer window.  
Mr & Mrs Seaton-Sykes  
**OBSERVATION:** No objection.
- 6/2015/0608                    **Durlston Dairy Barn, Southcliffe Road, Swanage, BH19 2JG**  
Alterations & additions to existing building.  
Mr & Mrs Brown  
**OBSERVATION:** Defer for consideration at the next Planning and Consultation Committee Meeting due to be held on 7<sup>th</sup> December 2015.
- 6/2015/0617                    **18 & 18A Ballard Estate, Swanage, BH19 1QZ**  
Alterations & extensions to 18 & 18A.  
Mr Deas  
**OBSERVATION:** No objection, subject to compliance with the District Engineer's Report, and adherence to Planning Officer's condition regarding screening to address concerns about overlooking and loss of privacy to neighbouring properties.
- 6/2015/0642                    **Rockleigh Cottage, Peveril Point Road, Swanage, BH19 2AY**  
Conversion of garage and alterations to car park and drive and alterations and additions to existing property.  
Mr & Mrs Radford  
**OBSERVATION:** Defer for consideration at the next Planning and Consultation Committee meeting due to be held on 7<sup>th</sup> December 2015.
- 6/2015/0645                    **Swanage Hospital, Queens Road, Swanage, BH19 2ES**  
Replacement windows.  
Dorset Healthcare University Foundation Trust  
**OBSERVATION:** No objection.

**Items for information only**

- 6/2015/0488                    **28 Rabling Road, Swanage, BH19 1EF**  
Erect double garage in rear garden with access from Rabling Lane.  
Mr Clarke  
**OBSERVATION:** No comment, pending possible future discussions by the Council as the corporate trustee of the De Moulham Trust.

**Non-Material Amendment**

- 6/2015/0551                    **18 Manor Road (formerly 91 High Street, Purbeck House Hotel), Swanage, BH19 2LZ**  
Proposed non-material amendment to PP 6/2015/0188 ((Changes to PP 6/2014/0553 to erect detached dwelling with vehicular access from Manor Road) to reduce car port and create study, install balcony, amend doors and windows and install solar panels) to erect lower ground floor extension, substitute chimney with false chimney, enlargement and addition of windows.  
Mr & Mrs Hatcher

## **Telecommunications Prior Notification**

TEL/2015/0033

**Victoria Avenue Car Park, Swanage, BH19 1JU**

Pre-application advice – Base station upgrade at (CS)122857 – (VF)4154.

Daly International (UK) Ltd

## **Telecommunications Notification**

TEL/2015/0034

**Opposite No. 8 Locarno Road, Swanage, BH19 1HY**

Openreach Broadband Cabinet – PCP014.

Harlequin Group

### **4) Applications for tree works - opportunity to raise any matters of concern**

There were no matters raised on this occasion.

## **Consultation**

### **5) To note receipt of the following consultation documents and to determine the Council's preferred method of response:**

#### **a) Nitrogen Reduction in Poole Harbour**

A copy of the Nitrogen Reduction in Poole Harbour Supplementary Planning Document, Consultation Draft October/November 2015, had been received from Purbeck District Council. The document introduced an implementation plan to achieve nitrogen neutrality from future residential and commercial development across the catchment of Poole Harbour. Borough of Poole had begun coordinating a public consultation on behalf of the local councils involved with the plan.

Committee Members had reviewed the document and a discussion ensued regarding its content, and reference made to the mitigation options in Table 3. The general consensus of Committee Members was that although they were in support of improving sewage treatment works, they did not have sufficient specialist knowledge of this subject and therefore wished it to be noted that the information had been reviewed and discussed with interest, but that they felt unable to comment further on the document.

### **6) Swanage Green Infrastructure Strategy – to discuss and agree comments for response**

Further to Minute No. 7) of the Planning and Consultation Committee Meeting held on 5<sup>th</sup> October 2015, Councillor Harris had now circulated review comments on the Swanage Green Infrastructure Strategy to Committee Members.

An overview of the comments and observations was given, and a discussion ensued. Comments were made that it was a very thorough document, although it would appear that some content was incomplete, and some minor amendments were required. Twenty one specific proposals had been listed in priority order (several of which directly involved the Town Council), together with estimated costs and mechanisms for implementation, although no specific timescales had been given. It was felt that all proposals would benefit the town, the health and wellbeing of residents, and increase business/the local economy, particularly if visitors to the town wanted to return/revisit.

Questions were raised as to whether land in private ownership could be included in the plan, and whether anything could be done about the amount of evergreen hedging seen around the town, which was not considered to be good for wildlife.

The document suggested the formation of a trust to take projects forward, however, Committee Members felt that such a vehicle was already in place to take on such a role, namely Swanage2027 and the Swanage and Purbeck Development Trust.

It was therefore AGREED:

That a response in support of the draft document be submitted to Purbeck District Council, along with a copy of the comments and suggested amendments to be made, seeking advice and guidance on the queries raised.

**7) Items of Information and Matters for Forthcoming Agendas**

There were no matters to report.

**8) Date of next Meeting**

The date of the next meeting had been scheduled for Monday 7th December 2015 at 6.30 p.m.

The meeting closed at 7.20 p.m.

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