

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 7th SEPTEMBER 2015** at **6.30 p.m.**

Chairman: -

Councillor S Poultney

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor Avril Harris

Swanage Town Council

Councillor Mrs A Lejeune

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Councillor Mrs C Finch

Swanage Town Council

Dr M Ayres

Town Clerk

Miss N Clark

Management Support Officer

Mr T Badley

Dorset County Council

Public Participation Time

There were ten members of the public present at the meeting.

The following matters were raised during Public Participation Time:-

- Concerns regarding the current District Council planning process.
- Reference made to agenda item 4 b) and a response being sent to the consultation paper by a member of the public which highlighted the requirement for an emergency evacuation plan, and concerns regarding suitability of the site.
- Concerns regarding proposals for future gas drilling at California Quarry.
- Communication procedure in respect of questions raised and the publicity/promotion of current issues.
- Panorama Road safety measures.
- Audio system in Council Chamber.
- Clarification regarding Public Participation Time and speaking in respect of business on the agenda.

1) Apologies

There were no apologies to report for inability to attend the Meeting.

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.

Further to Standing Order No. 12) a) viii it was proposed by the Chairman and AGREED: That Items 7) and 8) on the agenda be brought forward to Items 3) and 4).

3) Bournemouth, Dorset and Poole Draft Mineral Sites Plan, and Bournemouth, Dorset and Poole Draft Waste Plan – opportunity to discuss the documents and agree Town

Council's response

A presentation on the draft Mineral Sites Plan and the draft Waste Plan was given by Mr Trevor Badley, Principal Planning Officer, Minerals and Waste Planning Policy, Dorset County Council (DCC). It was explained that the plans would help to deliver important facilities for the county whilst minimising impacts on the environment.

The Minerals Sites Plan would identify and designate the following: preferred sites for mineral extraction (sand, gravel, Purbeck Stone, Portland Stone and ball clay) up to 2032; an area of search for sand and gravel; and further guidance on mineral site safeguarding. The Waste Plan would contain the vision, objectives, spatial strategy, policies and site specific options to address the key waste management needs that had been identified.

It was noted that in Purbeck the need for a new waste transfer facility had been identified, along with a replacement vehicle depot as larger vehicles were planned for collections in the future, to meet increased demand. There were no proposed changes to Swanage Household Recycling Centre.

A discussion and question and answer session ensued. Committee Members commented that the consultation documents were comprehensive and well written and that the presentation had been very informative. The Chairman thanked Mr Badley.

Following the discussion the Chairman invoked Standing Order No.1 p. so as to allow members of the public to address the meeting and ask the presenter questions about the draft plans.

The meeting reconvened at 7.40 p.m.

The consultations response forms had to be returned to DCC by Wednesday 23rd September 2015 and it was therefore AGREED:

That Committee Members review the draft plans and submit comments to the Town Clerk for collation and completion of the response forms accordingly.

It was noted that Members were in agreement that the Swanage Household Recycling Centre should be safeguarded.

Mr T Badley left the meeting at 7.45 p.m.

Consultation

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

a) Taxi Licensing Consultation

Purbeck District Council had begun a consultation for the new Hackney Carriage and Private Hire Licensing Policy 2015/19, and a list of the significant changes made had been circulated with the agenda paperwork. Members had reviewed the policy document and the general consensus was that there had been a thorough review and the policy clearly set out required standards. It was therefore AGREED:

That a response in support of the proposed new Hackney Carriage and Private Hire Licensing Policy 2015/19 be sent to Purbeck District Council.

b) Habitats Regulations Assessment – 14th Onshore Oil and Gas Licensing Round

It was noted that land in both the North and South of the parish of Swanage had been identified as 2 of the 159 potential blocks of land in which licenses for the

drilling of oil and gas could be offered by central government.

In order to satisfy the requirements of the Habitats Regulations, an analysis and assessment was required of any plan or project that was likely to have a significant effect on a European site. This process had been carried out for the 14th licensing round and the consultation document was seeking views on the proposed approach and assessment of effects arising from the five stages of drilling operations.

Following a discussion Members felt that more time was required to assess the technical information contained within the document, and a suggestion was made that a Working Party should be formed to review the information in greater detail who could present their findings to the next full Council Meeting. A question was raised as to whether the Town Council's comments could be added to the County Council's formal consultation response. It was noted that comments had to be submitted to the Oil & Gas Authority by 29th September 2015.

It was therefore proposed by Councillor Bonfield and AGREED:

That a Working Party be appointed from members of the Planning and Consultation Committee, consisting of Councillors Mrs Finch and Mrs Lejeune, to review the consultation document in greater detail and present their findings to the next monthly Council Meeting on 28th September 2015.

c) Proposal on the provision of court and tribunal services in the South West region

This consultation for the South West was part of a national consultation on the future of the court and tribunal estate in England and Wales. The proposals included the closure of Bournemouth Magistrates' Court, transferring the workload to Poole Magistrates' Court, and the closure of Dorchester Crown Court, transferring the workload to Bournemouth Combined Court, although no mention had been made about Dorchester Youth Court services. Committee Members had reviewed the document and during a short discussion comments were made about the increased travel times/costs data, poor condition of the existing buildings, security risks, substandard/poor facilities for staff and court users, and limited disabled access. Members agreed that the proposals would reduce costs, rationalise operations and provide improved facilities and working conditions.

It was proposed by Councillor Morris, seconded by Councillor Bonfield and RESOLVED UNANIMOUSLY:

That a letter be sent to the HM Court and Tribunal Service Consultation, Ministry of Justice, in support of the draft proposals, requesting clarification regarding future youth services.

Planning

5) To agree a review of the Town Council's policy in respect of planning applications in which it has an interest as a corporate body

Further to Minute No. 98. of the Monthly Council Meeting held on 24th August 2015, authority had been given to the Planning and Consultation Committee to review the Town Council's policy not to comment on planning applications in which the Town Council had an interest as a landowner. A short discussion ensued and it was explained to the meeting that there were a number of different instances in which Swanage Town Council could potentially have an interest in a planning application as follows:

- Interest as Corporate Trustee of the De Moulham Trust
- Freeholder of the land
- Interest in the land other than Freeholder (e.g. as owner of access road)
- Neighbour of the applicant
- Town Council being the applicant
- Payment of Community Infrastructure Levy monies to Town and Parish Councils

The general consensus was that, in order to clarify the Town Council's position when discussing such planning applications, legal advice should be taken in respect of future declarations. It was therefore AGREED:

That the Town Council seek legal advice regarding future declarations of interest in respect of planning applications in which it had an interest, the findings of which would be reported to a future Council or Committee Meeting.

6) 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

6/2015/0418
LISTED

12 Bell Street, Swanage, BH19 2SA.

Listed Building Consent

Re-roof using existing stone roofing, re-render existing chimneys, replace existing back door and make internal alterations.

Mr Dean

OBSERVATION: No objection.

6/2015/0447

1A Purbeck Terrace Road, Swanage, BH19 2DE.

Variation of conditions 2, 3 & 4 of planning permission 6/2014/0519 (insert two dormer windows on front elevation, a dormer window and rooflight on rear elevation to facilitate loft conversion and insert high level window in side elevation) to allow the installation of an additional rooflight in the rear roof slope and to allow the restricted opening of the rooflight on the rear roof slope approved under planning permission 6/2014/0519.

Mr Potter

OBSERVATION: No objection.

6/2015/0448

181 High Street, Swanage, BH19 2NE.

Insert window. (Retrospective)

Mrs Adkins

OBSERVATION: No objection subject to the window being sealed and obscurely glazed.

6/2015/0465

79A Ulwell Road, Swanage, BH19 1QU.

Insert dormers and rooflight to facilitate loft conversion; erect front porch and conservatory.

Mr & Mrs Griffiths

OBSERVATION: No objection subject to compliance with the District Engineer's Report.

6/2015/0474

Swanage Community Hospital, Queens Road, Swanage, BH19 2ES.

Changes to planning permission 6/2012/0455 to erect mobility scooter shelter and alter existing pedestrian access (to change the proposed construction materials).

Dorset Primary Care Trust

OBSERVATION: No objection.

6/2015/0482

18/18A Ballard Estate, Swanage, BH19 1QZ.

Alterations & extensions to numbers 18 & 18A.

Mr Deas

OBSERVATION: No objection subject to compliance with the District Engineer's Report, and overlooking and loss of privacy to neighbouring properties being addressed.

6/2015/0494

68 Hoburne Park, Swanage, BH19 2RD.

Erect single-storey extension, decking and add pitched roof.

Mr Hoppe

OBSERVATION: No objection.

6/2015/0498

LISTED

**Godlingston Manor, Washpond Lane, Swanage, BH19 3DJ.
Listed Building Consent**

Repairs to roof.

The National Trust

OBSERVATION: No objection.

6/2015/0500

Kiosks, High Street, Swanage, BH19 2LN.

Install canopy to upper deck servery.

Mr Storer

OBSERVATION: No comment.

6/2015/0505

Land opposite 30 and adjacent 32 Burlington Road, Swanage, BH19 1LT.

Regularise as built construction. Convert existing home office over garages into one self contained flat.

Mr Wood

OBSERVATION: Recommend refusal. Members objected to this application on the grounds of incompatible and unacceptable use, and concerns were expressed regarding layout and density of building design, visual appearance and finishing materials.

11. 6/2015/0518

156 Kings Road West, Swanage, BH19 1HT.

Erect single-storey side and rear extensions.

Mr Wright

OBSERVATION: No objection.

Items for information only

12. 6/2015/0469

12 Rempstone Road, Swanage, BH19 1DW.

Replacement of brick balustrade with metal railings.

Mr Craig

OBSERVATION: No comment, pending possible future discussions by the Town Council as the corporate trustee of the De Moulham Estate Trust.

13. 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 Town Council as the corporate trustee of the De Moulham Estate Trust.

The following application was not discussed by the Committee as it was considered that a conflict of interest existed, given that the Town Council was the owner of the land within, or directly affected by, the application.

14. 6/2015/0424 **King George Playing Fields – Forres Field, Victoria Avenue, Swanage, BH19 1AR.**
Erect changing rooms and public toilets.
Swanage Town Council

Telecommunications prior notification

15. TEL/2015/0029 **Ullwell Road (site at entrance to James Day Mead) Swanage, BH19 1LN.**
Openreach broadband cabinet PCP017.
Harlequin Group

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

There were no matters raised on this occasion.

8) Items of Information and Matters for Forthcoming Agendas

- a) **Purbeck and Poole Campaign to Protect Rural England Group – details of AGM and public discussion on ‘What is the best way to protect our valued surroundings?’** – the group’s AGM would be held on Wednesday 9th September 2015 at 7.00 p.m., followed by a public discussion opened by Mr Ian Alexander, Team Leader, Dorset Heath, Harbours and Coast, Natural England, at 7.30 p.m. This was a free of charge event and refreshments would be provided. All welcome.

9) Future Dates and Times of Meetings

It was agreed that future meetings would be held on the first Monday of every Month, at 6.30 p.m. The date of the next meeting had been scheduled for Monday 5th October 2015 at 6.30 p.m.

The meeting closed at 8.40 p.m.
