

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** hosted on the Zoom platform on **MONDAY 7th SEPTEMBER 2020** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor Moreton

Swanage Town Council

Councillor Trite

Swanage Town Council

Miss N Clark

Administration and Communications Manager

Mrs E Evans

Management Support Officer

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 Rogers.

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

6/2020/0342

1 Ballard Road, Swanage, BH19 1NG

Demolition of existing dwelling and erection of replacement dwelling.

Mr & Mrs Stephen

OBSERVATION: No objection. However, the Committee would wish to express its concern regarding the loss of enclosure, and continued loss of character in the town through redevelopment, namely the existing Purbeck Stone wall at the front of the property.

Swanage Townscape Character Assessment type 04.12 Mixed Pre- and Post-war Housing – 'Landscape: Front boundaries are predominantly of stone or brick walls often backed with mature hedges, shrubs and trees, where space allows.' - the Committee would wish to see as much of the wall retained as possible as part of any approved scheme. It is felt that removal of the wall would have an adverse impact on the street scene and character of the area.

6/2020/0371 **23 Moor Road, Swanage, BH19 1RG**
Variation of conditions 2 & 3 of planning permission 6/2018/0411 (Erect dwelling). Condition 2 - to alter the height of the ground level and obscurely glaze Juliet balconies and patio screening. Condition 3 – obscurely glaze the bathroom window instead of bedroom window.
Jurassic View Developments Limited
OBSERVATION: No objection.

TPO/2020/083 **Acrum Ripe, Southcliffe Road, Swanage, BH19 2JF**
(T1) Ash – fell and treat stump (alleged tree-related subsidence), District of Purbeck (Southcliffe Road, Swanage No.2) TPO 1986 (Ref. TPO118).
The Owner/Occupier
OBSERVATION: No objection.

For information only

6/2020/0338 **Non-material Amendment**
23 Moor Road, Swanage, BH19 1RG
Non-material amendment to planning permission 6/2018/0411 (Erect dwelling.) to amend materials and roof design.
Jurassic View Developments Limited

6/2020/0330 **Non-material Amendment**
4 Sentry Road, Swanage, BH19 2AG
Non-material amendment to planning permission 6/2018/0126 (Conversion of former workshop into a single private dwelling) to reduce 3 storey extension and marginally increase consented bike store footprint to create new ground floor hall and stair enclosure.
Mr Nicholson

Please note:

The Town Council is the owner of land included within, or directly affected by, 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 – Draft Licensing Policy 2021 to 2026 Public Consultation**

It was reported that Dorset Council was consulting on its draft Licensing Policy 2021-2026 which proposed some minor amendments to the existing Policy.

During the ensuing discussion it was noted that under Section 5 of the Licensing Act 2003 the Licensing Authority was required to prepare a statement of principles that they proposed to apply in exercising their functions under this Act, and that this process was repeated every five years. Any decision taken by Dorset Council in regard to determination of licences, certificates and notifications should aim to promote the four licensing objectives which were:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

The policy covered the licensable activities as specified in the Act which were:

- Sale by retail of alcohol
- Supply of alcohol on behalf of a club
- Regulated entertainment
- Late night refreshment

The Committee therefore wished it to be noted that the consultation document had been appropriately reviewed and discussed and had no further comments to make.

A discussion was then held regarding the Committee's continuing concerns about late night licences/availability of alcohol, and litter problems which had been experienced with takeaway food packaging and waste food in the town centre area. A question was raised as to whether Dorset Council would be able to consider 'staggered' licensing hours for businesses in the town.

It was noted that business owners were responsible for the management of litter or waste arising from their own customers and to prevent such litter from accumulating in the immediate vicinity of their premises. Attention was also drawn to Point 6.37 of the draft Licensing Policy.

Further to Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 3rd August 2020 it was agreed that Dorset Council's Licensing Officer should be invited to attend the October Committee Meeting to undertake a presentation regarding licensing procedures, which would also provide Committee Members with the opportunity for a 'Q&A' session with the Licensing Officer.

b) Dorset Council - Draft Gambling Licensing Policy 2021 to 2024 Public Consultation

It was reported that Dorset Council was consulting on its draft Gambling Licensing Policy 2021-2024. Under Section 349 of the Gambling Act 2005 the Licensing Authority was required to prepare a statement of principles that they proposed to apply in exercising their functions under this Act. This process was to be repeated every three years (from 31st January 2007).

The purpose of the Statement of Licensing Policy was to set out the principles that Dorset Council proposed to apply when determining licences, permits and registrations under the Gambling Act 2005. Any decision taken by the Council in regard to determination of licences, permits and registrations should aim to permit the use of premises for gambling in so far as it was reasonably consistent with the licensing objectives, which were:

- Preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime.
- Ensuring that gambling was conducted in a fair and open way
- Protecting children and other vulnerable persons from being harmed or exploited by gambling

Following a brief discussion, the Committee wished it to be noted that the consultation document had been appropriately reviewed and discussed and had no further comments to make.

c) Ministry of Housing, Communities & Local Government – Changes to the current planning system – Consultation on changes to planning policy and regulations

d) Ministry of Housing, Communities & Local Government – Planning for the future White Paper August 2020 - Public Consultation

It was reported that the Ministry of Housing, Communities & Local Government was in the process of undertaking consultation on the following documents:-

- **'Changes to the current planning system'** – which sought views on a range of proposed changes to the current planning policy and regulations including:
 - Changes to the standard method for assessing local housing need.

- Securing of First Homes through developer contributions.
 - Temporarily lifting the small sites threshold.
 - Extending the current Permission in Principle to major development.
- **‘Planning for the future’ White Paper August 2020** – which sought views on each part of a package of proposals for reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land was available for development where it was needed.

During the discussion Members were in agreement that both documents were of a complex and technical nature, and that greater consideration needed to be given to the potential impact these proposals could have on the local area/community before responses could be submitted. It was therefore agreed that advice and guidance on the proposals should be sought from Dorset Council as the Local Planning Authority, and also from a local planning consultant. Officers would liaise with the relevant parties and report back to Committee Members accordingly.

It was also felt that it would be prudent for all Town Councillors to be given the opportunity to be involved in the formulation of the Council’s responses to these important consultations, and that a separate meeting to consider these should be arranged. Copies of the consultation documents would be sent to all members of the Town Council along with an invitation to attend the meeting.

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

That the Town Council seeks advice regarding the consultations from Dorset Council and a local planning consultant, and arranges a workshop to give further consideration to/formulate the Council’s responses to the consultations.

The Chair stressed to Members the importance of reviewing the documents thoroughly prior to attending the meeting. It was also suggested that Members should review the Swanage Local Plan.

6) Items of Information and Matters for Forthcoming Agendas

- a) **Ministry of Housing, Communities & Local Government – First Homes Public Consultation** – a summary of the responses to the First Homes consultation, and the Government’s response, had been circulated for information purposes.
- b) **Dorset Association of Parish and Town Councils (DAPTC) – Planning training** – a request was made for the dates and details of DAPTC’s upcoming planning training workshops to be circulated to Town Councillors. Any Councillor wishing to attend any of the workshops was asked to contact officers accordingly.
- c) **Face to face Council Meetings** – a question was raised regarding the possibility of holding face to face meetings following the government’s announcement of further easing of lockdown restrictions from 4th July 2020. It was reported that the latest advice from the National Association of Local Councils and the Society of Local Council Clerks had recently been circulated which strongly advised local councils to continue to meet remotely, without the need for face-to-face contact. A comment was also made that it would be difficult to socially distance in the Council Chamber.

7) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 5th October 2020 at 6.30 p.m.

The meeting closed at 7.35 p.m.
