

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, High Street, Swanage on **MONDAY, 4th OCTOBER 2021** at **6.30 p.m.**

Chair: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor C Finch

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration and Communications Manager

There was one member of the local press present at the meeting.

Public Participation Time

There were no matters raised.

1) **Apologies**

There were no apologies given for inability to attend the meeting.

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. 6/2021/0357 61 High Street, Swanage, BH19 2LY –

Councillor Finch declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the applicants.

Planning application No. P/LBC/2021/02597 6 Eldon Terrace, Swanage, BH19 1HA -

Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Director of the Swanage Railway Trust. Councillor Whitwam reported that one of the applicants had previously been employed by Swanage Railway, and one applicant was a volunteer with Swanage Railway.

Planning application No. P/HOU/2021/03138 204B High Street, Swanage, BH19 2PQ -

Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the applicants.

There were no other declarations to record on this occasion.

Planning

3) **Plans for consideration**

Delegated Applications

6/2021/0178

Land Off Sunnydale Road, Swanage, BH19 2JA

Erect dwelling with parking and associated garden.

OBSERVATION: Although the Committee has no objection in principle to development of the site, subject to/adherence to any

recommendations put forward in the District Council's Drainage Engineer's Report (which was not available at the time of this meeting), it does object to the proposals as set out in this application as major concerns are held regarding previous flooding experienced in this area. The Committee recommends that the applicant carries out a detailed/appropriate Flood Risk Assessment of the site. Attention is also drawn to the reasons for previous planning application refusal decisions regarding the site. It is noted that a sequential test is required, as parts of the site are considered to be equivalent to Flood Zones 2 and 3 in relation to surface water flooding.

6/2021/0233

California Farm, Priests Way, Swanage, BH19 2RS

Installation of domestic sewage treatment plant.

OBSERVATION: No objection.

Further to her declaration of interest under Minute No. 2), Councillor Finch remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote regarding the application.

6/2021/0357

61 High Street, Swanage, BH19 2LY

Change of use of retail and ancillary storage area (use class A1 retail) to form a self-contained flat (use class C3 dwelling house).

OBSERVATION: Recommend refusal. Although the Committee has no objection to the design proposals for the residential unit, concerns are held regarding the continued loss of retail/commercial space in the town centre.

Policy STC of the Swanage Local Plan (SLP), and Policy RP of the Purbeck Local Plan (PLP) (Economy, Swanage Town Centre, points 196 to 208 refer) seeks to safeguard existing retail provision, and commercial units, in the town centre – there is a ready market for small retail/commercial units in the town centre (there are currently no vacant retail units in the town centre), and the Town Council believes that it will be essential for this area to be protected. The subject property is situated in the town's secondary shopping area and provides much needed storage facilities.

Traffic/highway issues and lack of parking facilities – there is no unrestricted on-street parking in the surrounding area (it is noted from the plans that a 3-bedroomed unit is proposed and it is not clear if the one parking space will be retained by the retail unit or the residential unit).

The rear of the property is accessed through a narrow service lane (off of Mount Pleasant Lane), and the area is regularly blocked up with inconsiderately/illegally parked vehicles/delivery lorries and concerns are held regarding vehicular and pedestrian access. It is also noted that waste collection services currently experience problems at times when trying to collect waste and recycling.

6/2021/0408

LISTED

Listed Building Consent

5 Eldon Terrace, Swanage, BH19 1HA

Internal loft conversion providing one additional bedroom with skylights to rear elevation. Conversion of existing, attached, coal store and outside toilet into utility area accessed from kitchen.

OBSERVATION: No objection.

6/2021/0409

5 Eldon Terrace, Swanage, BH19 1HA

Internal loft conversion with skylights to rear elevation. Conversion of existing attached coal store and outside toilet into utility area accessed from kitchen.

OBSERVATION: No objection.

Further to his declaration of interest under Minute No. 2), Councillor Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote regarding the application.

P/LBC/2021/02597

Listed Building Consent

LISTED

6 Eldon Terrace, Swanage, BH19 1HA

Internal loft conversion with skylights to rear elevation. Installation of staircase from first floor to second floor. Removal of dividing wall between lounge and dining room. Conversion of existing back bedroom into bathroom.

OBSERVATION: No objection.

P/HOU/2021/03041

23 Argyle Road, Swanage, BH19 1HZ

Single storey rear extension to replace conservatory and extend first floor level within new dormer, and extend deck.

OBSERVATION: No objection.

P/FUL/2021/03043

California Barn and Studio, California Cottage, Priests Way, Swanage, BH19 2RS

Change of use from holiday accommodation (see application 6/2003/0424) to C3 - permanent residential use.

OBSERVATION: No objection. Committee Members are pleased to note that the proposal seeks to return the property to permanent residential use.

Further to her declaration of interest under Minute No. 2), Councillor Harris remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote regarding the application.

P/HOU/2021/03138

204B High Street, Swanage, BH19 2PQ

Erect single storey rear extension, and internal alteration to stairs.

OBSERVATION: No objection.

* P/HOU/2021/03509

16 Gannetts Park, Swanage, BH19 1PF

Single storey rear extension.

OBSERVATION: No objection.

For information only

P/PALH/2021/03373

1 Old Coastguard Cottages, Peveril Point Road, Swanage, BH19 2AT

Erect below ground single storey extension to rear of existing outbuilding.

This application was not a planning application but a request for a legal determination of Dorset Council (DC) as to whether or not prior approval was required for a proposed larger home extension. Committee Members expressed their disappointment that this new proposal had not been included in the original planning application,

No. 6/2021/0048, which had only been approved on 30th September 2021. A discussion was held regarding the Town Council's concerns raised in relation to the approved application, and also its concerns regarding the planning approval process and the limited weight given to the Committee's comments and/or objections submitted regarding planning applications, which were based on local knowledge and local policies.

Further comments were made regarding the continued loss of character, and buildings/features of architectural and historic interest, in Swanage and the impact that this was having on the town's Conservation Areas and the AONB.

A request was made for a letter to be sent to DC's Portfolio Holder for Planning, and the Chair of the Eastern Area Planning Committee, reiterating the Council's ongoing concerns as above, and also regarding the lack of site visits being undertaken by the EAPC, which were considered to be a vital part of the planning process.

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.

5) Dorset Council – Street Naming and Numbering Policy June 2021 – consultation regarding Darkie Lane, Swanage, BH19 3DQ

Consideration was given to a letter received from the Deputy Leader of Dorset Council dated 18th September 2021. It was reported that concerns had been expressed by a family that had been holidaying in Swanage regarding the street name of Darkie Lane, which they had found offensive, and felt could cause offence to others. It was explained that the historic context for the name was purportedly innocent, relating to the lane being 'dark' and 'shaded'. However, visitors to the area were not likely to be aware of this context.

DC was therefore seeking the Town Council's views before deciding on a course of action, and had set out three options for consideration:-

1. Do nothing – leaving 'Darkie Lane' as the official name.
2. Change the name to 'Dark Lane' to preserve the historic context, whilst minimising the potential for offence.
3. Other - an alternative suggestion.

During the ensuing debate reference was made to Paragraph 5.2 of DC's Street Name and Numbering Policy which was clear that when naming new developments/streets it would not be acceptable to use a name that '*could cause offence or be considered discriminatory particularly in regard to age, disability, race and ethnicity, faith and belief, sexual orientation, gender and sex*', and also to extracts from 'Old Swanage' by William Masters Hardy (published in 1908) a copy of a map from the lease of Swanage Farm in 1909, and the Swanage Street Directory 1934, which all included references to the lane as 'Dark Lane'.

A suggestion was therefore made that a recommendation should be made to DC that, as set out in option 2 above, consideration should be given to the renaming of Darkie Lane to Dark Lane, which was considered to be a reasonable course of action.

It was proposed by Councillor Finch, seconded by Councillor Harris:-

That the Town Council recommends to Dorset Council that it considers changing the name of Darkie Lane to Dark Lane to preserve the historic context, whilst minimising the potential for offence.

Upon being put to the Meeting, FIVE Members voted IN FAVOUR of the Proposition and ONE Member voted AGAINST, whereupon the Proposition was declared CARRIED.

Consultation

6) To note receipt of the following consultation documents, and to determine the Council's preferred method of response, if any:

a) Dorset Council – Dorset Rights of Way Improvement Plan Review – Public Consultation

It was reported that DC was consulting on its Rights of Way Improvement Plan Review (ROWIP) to collate views and ideas to help shape the next Dorset ROWIP 2022-2032. It was explained that the ROWIP was the prime means for DC, as the Local Highway Authority, to identify and prioritise actions to develop and improve the network of Dorset's footpaths, bridleways, byways, and wider access routes.

During the ensuing discussion Councillor Foster reported that, along with the Town Clerk, she would be meeting with Mr Ian Fleming on 11th October 2021. It was noted that Mr Fleming was currently in the process of undertaking a Swanage Rights of Way survey on behalf of the Town Council, and would providing an update on the progress of the survey. Members were in agreement that this update could assist the Council in formulating its response to the consultation, which needed to be submitted by 31st October 2021.

It was therefore proposed by Councillor Finch, seconded by Councillor Rogers and RESOLVED UNANIMOUSLY:-

That delegated authority be given to officers in consultation with Councillor Foster to complete the online survey on the Dorset ROWIP Review, following the update from Mr Fleming on the Swanage Rights of Way survey on 11th October 2021.

b) Department for Environment, Food & Rural Affairs (DEFRA) and Natural England – Public Consultation on the reintroduction of beavers in England

It was reported that DEFRA and Natural England were consulting on a proposed national approach to the reintroduction of beavers in England, and their management in the wild, and were seeking views and comments on the proposals.

During the ensuing discussion attention was drawn to a previous presentation which had been provided in December 2019 by Miss Gen Crisford from the National Trust on the Purbeck Beaver Feasibility Project. Benefits of the re-introduction of beavers were noted, which included improvements to the eco-system with the creation of wetlands, which slowed water and therefore had a positive effect on areas prone to flooding. The dams created by beavers contained as much carbon as peat, and would be beneficial in aims for carbon neutrality to be achieved.

Following discussion, Committee Members wished it to be noted that the consultation documents had been appropriately reviewed and discussed, were in support of the proposals, and agreed that it would be important to send a link to the consultation to all Town Councillors to provide them with the opportunity to complete the online response form individually and raise any comments if they so wished.

Details of the consultation would also be posted on the Town Council's website and Facebook page.

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

a) **Neighbourhood Planning – to consider date of next workshop** – further to Minute No. 5 (c) of the Planning and Consultation Committee Meeting held on 25th August 2021, the date of the next workshop was scheduled for 18th October 2021. An invitation to the meeting would be sent to all Town Councillors, and also to the outside representatives who had sat on the Swanage Local Plan Steering Group.

8. **Date of next meeting**

Further to Minute No. 68 of the Council Meeting held on 13th September 2021 it was reported that the next Council Meeting had been rearranged to 1st November 2021. It was therefore agreed to move the next meeting of the Planning and Consultation Committee (due to have been held on 1st November 2021) to Monday 8th November 2021 at 6.30 p.m.

The meeting closed at 7.30 p.m.
