

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 7th MARCH 2016** 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 A Lejeune

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Councillor C Finch

Swanage Town Council

Miss N Clark

Management Support Officer

Public Participation Time

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

The following matters were raised during Public Participation Time:

- Concerns raised regarding the possible alterations to/change of use of a property in High Street, revised plans which had been submitted to the District Council, and the possible adverse impact the proposed kitchen extraction system may have on neighbour amenity. Comments were also made about the size/dimension of the extraction system, and the fact that the works had gone ahead before planning permission had been obtained. Photographs of the system and works completed to date were provided to Committee Members.
- Concerns reiterated regarding the possible redevelopment of a property in Streche Road. Comments were made that the Planning Authority had not made a decision on the application by 4th March 2016 as planned. It was noted that a request had been made by residents to refer the application to the District Council's Planning Committee.

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.

Agenda Item No. 3) Plans – Planning application No. 6/2016/0052, 27 South Road, Swanage, BH19 2QR – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of the neighbour at 25 South Road, Swanage.

There were no other declarations to record on this occasion.

3) Planning

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

6/2016/0032

69 High Street, Swanage, BH19 2LY

Change of use from restaurant (Use Class A3 – Restaurants & Cafes) to a takeaway (Use Class A5 - Hot Food Takeaway) and to install a kitchen extraction system with external ducting attached to the rear of the building.

Mr Gaffar

Following a discussion, at 7.03 p.m. the Chairman invoked Standing Order No.1 p. so as to allow members of the public to respond to questions relevant to the planning application.

The meeting re-convened at 7.09 p.m.

OBSERVATIONS:

Kitchen extraction system

Recommend refusal, Committee Members were deeply concerned with the execution of work taken place to date, lack of quality, and departure from any approved plan. It was considered that the proposal failed to enhance the character and appearance of the Conservation Area, and concerns were also expressed regarding the potential adverse impact on neighbour amenity, particularly in relation to noise, odour, neighbour disturbance, and close proximity of the system to neighbours' windows. The Committee wished to highlight its further concerns relating to non-material planning considerations in relation to Fire and Health & Safety Regulations, and factual misrepresentation of the proposal.

Change of use

Recommend refusal, major concerns expressed regarding incompatible/unacceptable use, and potential highway issues; traffic generation, vehicular access, and highway safety, including illegal parking and passing difficulties in the narrow part of this street, and proximity of bollards. Further concerns were raised regarding the possible effect on the character and appearance of the Conservation Area, and potential noise and disturbance resulting from use, including proposed hours of operation.

6/2016/0044

31 Church Hill, Swanage, BH19 1HU

Certificate of Lawfulness (Proposed)

Insertion of rooflights.

Arbora Properties Ltd

OBSERVATION: No objection. However, the Committee would wish to draw attention to previous Town Council comments made regarding the original Planning Application No. 6/2015/0265 as follows: No objection, subject crucially to no future conversion to residential use, no severance to create a separate plot for future habitation and no separate address. This application must not be regarded as setting a precedent for future planning applications for the conversion of garages to living accommodation in the vicinity.

- 6/2016/0052 **27 South Road, Swanage, BH19 2QR**
Demolish existing utility room and shed and rebuild larger utility room.
Mr & Mrs Harding
OBSERVATION: No objection.
- 6/2016/0062 **6 Queens Road, Swanage, BH19 2EQ**
Erect single storey rear extension.
Ms Colquhoun
OBSERVATION: No objection.
- 6/2016/0067 **Durlston House, Lighthouse Road, Swanage, BH19 2JH**
Erect two-storey extensions with balconies and detached garage.
Mr Booker
OBSERVATION: No objection, subject to mitigation of neighbour concerns regarding overlooking and loss of privacy.
- 6/2016/0082 **3 Highcliffe Road, Swanage, BH19 1LW**
Erect first floor extension and alterations to provide self-contained residential unit.
Mr & Mrs Anderson
OBSERVATION: No objection.

Items for information only

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.

- 6/2016/0036 **Plots 165A, 166 & 166A, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Retain engineering operations which have been undertaken to form decking and three hardstanding for caravan numbers 165A, 166 & 166A and the provision of a car parking space for 166A.
Darwin (Swanage Bay View) Ltd

The following applications were not discussed by virtue of the Town Council being Corporate Trustee of the De Moulham Trust.

- 6/2016/0056 **42 Victoria Avenue, Swanage, BH19 1AP**
Erect single storey extension, replacement detached garage and greenhouse.
Mr Packer & Mrs McLean
- 6/2016/0060 **33 D'urberville Drive, Swanage, BH19 1QN**
Erect extension to dormer on front elevation to provide en-suite shower room for bedroom.
Mr & Mrs Parascandolo
- 6/2016/0074 **26 Rabling Road, Swanage, BH19 1EF**
Raise ridge height to allow creation of rooms in roof, erect single storey rear extension and detached garden store/office.
Mr Bowen

Non Material Amendments

6/2016/0059

24 Cluny Crescent, Swanage, BH19 2BT

Non material amendment to planning permission 6/2015/0196 (Convert and extend existing dwelling to form 5 self-contained flats and erect detached house with associated parking; form New vehicular and pedestrian accesses) to allow an alternative design of windows.

Mr House

6/2016/0098

3 Battlemead, Swanage, BH19 1PH

Non material amendment to planning permission 6/2014/0694 (erect front & rear extensions) to allow increase in height of apex of gable of proposed front extension to match ridge height of main roof, additional window to proposed front gable to serve new second floor landing, minor amendments to fenestration alterations and chimneys to be removed.

Mr & Mrs Wood

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) Formal Consultation on the Potential Solent & Dorset Coast Special Protection Area (SPA)

Details of the Formal Consultation on the Potential Solent & Dorset Coast Special Protection Area (SPA) had been received from Natural England (NE). It was explained that NE was responsible for recommending potential SPAs in English waters. The draft SPA boundary extended from the Isle of Purbeck in the west to Bognor Regis in the east. The site was being recommended to protect important foraging areas at sea of breeding common, sandwich and little terns. It was noted that there were already four designated SPAs within the Greater Solent and Poole Harbour areas.

Committee Members had reviewed the consultation pack, and a brief discussion ensued. Members were in agreement that this was a highly commendable proposal and that a response in support of the SPA should be submitted to NE. It was therefore proposed by Councillor Morris, seconded by Councillor Poultney and RESOLVED UNANIMOUSLY:

That a response be submitted to Natural England confirming the Town Council's support for the Potential Solent & Dorset Coast Special Protection Area.

6) Review of Town Council's policy in respect of planning applications in which it has an interest as a corporate body

Further to Minute No. 5) of the Planning and Consultation Committee Meeting held on 7th September 2015, legal advice had now been received from specialist local government lawyers, a copy of which had been provided to Committee Members.

An overview of the advice was given by the Chairman. The advice made clear that the Town Council need not be constrained by any legal concerns if it wished to comment on all planning applications that came before it as a consultee. However, there may remain some occasions where the Town Council considered it would not be appropriate to

comment, although these were likely to be few and far between. If applications in which it had an interest as a corporate body were still highlighted on the schedule of applications to be discussed by the Committee, then each application could be considered on a case-by-case basis.

During the ensuing discussion the policy review was welcomed, and Committee Members supported the move to being able to discuss all applications in future. It was therefore proposed by Councillor Bonfield, seconded by Councillor Poultney and RESOLVED UNANIMOUSLY:

TO RECOMMEND:

That the Town Council authorise the procedural change that in future all planning applications are considered by the Planning and Consultation Committee, apart from in exceptional circumstances.

7) Items of Information and Matters for Forthcoming Agendas

a) HM Courts & Tribunals Service Estates Reform Consultation - outcome

Further to Minute No. 4 c) of the Planning and Consultation Committee Meeting held on 7th September 2015, it was reported that the consultation response document was now available online at: <https://consult.justice.gov.uk> The original proposal had been to close 91 court and tribunal buildings, however, it was noted that, after considering all responses to the consultation, the decision had been made to close only 86 of these.

Dorchester Crown Court and Bournemouth Magistrates' Court would be closed with work being transferred to Bournemouth Combined Court and Poole Magistrates' Court respectively. A discussion ensued and comments were made regarding potential public transport difficulties which may be experienced by some court users in view of reduced services in rural/outlying areas and the location of these courts.

8) Date of next Meeting

The date of the next meeting had been scheduled for Monday 4th April 2016 at 6.30 p.m.

The meeting closed at 8.15 p.m.
