

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 6<sup>th</sup> FEBRUARY 2023** 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 T Foster

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor N Rogers

Swanage Town Council (from 6.40 p.m.)

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

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

**Public Participation Time**

There were no matters raised.

1) **Apologies**

There were no apologies to report 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.

There were no declarations to record on this occasion.

**Planning**

3) **Plans for consideration**

**Delegated Applications**

P/FUL/2022/07542

**Land South of HM Coastguard Centre, De Moulham Road, Swanage, BH19 1NL**

Installation of a telecommunications cabin and 1.8m steel palisade perimeter fencing.

**OBSERVATION:** No objection.

P/HOU/2022/07592

**22 Mariners Drive, Swanage, BH19 2SJ**

Erect a single storey side extension, convert loft to habitable accommodation, internal remodelling and associated external works. Demolish existing garage, form vehicular access and driveway.

**OBSERVATION:** No objection, subject to mitigation of any neighbours' concerns received regarding overlooking and loss of privacy/neighbour amenity.

P/HOU/2022/08051

**84 Ulwell Road, Swanage, BH19 1LN**

Replace attached flat roof garage with pitched and flat roof extension, replace glass conservatory roof with a solid (insulated) pitched roof, and extend front door porch to match profile.

**OBSERVATION:** No objection.

- \* P/HOU/2023/00098 **12 Walrond Road, Swanage, BH19 1PB**  
Single storey side extension to form new porch and shower room, and extension and conversion of garage to form annexe and store.  
**OBSERVATION:** No objection.

Councillor Rogers joined the Meeting at 6.40 p.m.

### **For information only**

- P/NMA/2023/00479 **Non-material amendment**  
**Purbeck Centre, Northbrook Road, Swanage, BH19 1QE**  
Non-material amendment to approved planning application 6/2021/0314 (Demolition of former school, buildings and structures. Erection of 90 dwellings, and the formation of a new vehicular access from Northbrook Road.) to amend the gardens for plots 62-63, combining two 6 x cycle stores to one 12 x cycle store adjacent to plot 49, adjustment to parking adjacent to the apartment blocks, and adjustment to the gardens of plots 46-49 to allow for a tiered solution.

- # P/PAEL/2023/00167 **Prior approval enquiry**  
**Swanage Town and Herston Football Club, Bonfields Avenue, Swanage, BH19 1NN**  
Proposed base station installation upgrade to the existing telecommunications installation. It is proposed to replace the existing 15.0m high monopole with a 20.0m high CU Phosco monopole on concrete base c/w 4.51 Headframe. Proposed 3No. antennas, 1No. ø300mm dish 1No. ø600mm dish and 6No. RRUs to be installed. Existing 2No. cabinets to be refreshed internally, and associated ancillary works.

This application is not a planning application but a request for Dorset Council to determine whether or not prior approval is required for the proposal.

### **Please note:**

- # The Town Council is the owner of land included within, or directly affected by, applications marked #.
- \* 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.

### **Neighbourhood Planning**

### **5) To approve the Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 23<sup>rd</sup> January 2023**

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

That the Minutes of the Swanage Neighbourhood Plan Sub-committee Meeting held on 23<sup>rd</sup> January 2022 be approved as a correct record.

**6) Matters arising from Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 23<sup>rd</sup> January 2023**

There were no matters raised.

**Consultation**

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

- a) **Department for Levelling Up, Housing and Communities – Levelling-up and Regeneration Bill: Reforms to National Planning Policy – Open consultation on proposed approach to updating the National Planning Policy Framework (NPPF) – to finalise Town Council's response to the consultation**

Further to Minute No. 7 b) of the Planning and Consultation Committee Meeting held on 9<sup>th</sup> January 2023, it was reported that a meeting had been held on 25<sup>th</sup> January 2023 to consider the Town Council's response to the consultation, and that good progress had been made with responses to the questions raised. However, in view of the number of questions left to consider, it was agreed that it would be prudent for Committee Members to continue discussions/finalise the Council's response to the consultation after the Committee Meeting was closed.

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

- a) **Dorset Council (DC) – Review of The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022** – further to Minute No. 8 a) of the Planning and Consultation Committee Meeting held on 9<sup>th</sup> January 2023, it was reported that this matter would now be placed on the agenda of the next meeting to consider what steps would need to be taken to make a representation to Dorset Council for Swanage to be included in the PSPO.

- b) **Swanage – Conservation Area Reviews** - it was reported that representatives of the Town Council, Dorset Council and The Purbeck Society had attended a recent walkabout to explore potential areas either to be designated as additional conservation areas, or extensions to the existing Swanage Conservation Area. Comments were made that it would be important for the report on this review to be considered at future meetings of the Swanage Neighbourhood Plan Steering Group, and the Group's Environment Task Team.

- c) **8 Institute Road, Swanage** – it was reported that a shopfront at 8 Institute Road was being dismantled without planning permission having been obtained. The shopfront was situated in the Swanage Conservation Area and, until recently, had been an iconic structure in the town centre dating back over 100 years. Concerns were raised that the works that were taking place would have an adverse impact on the street scene, and damage the character of the Conservation Area. Further comments were made regarding the continued loss of character and traditional historic detail in the town through insensitive redevelopment. These concerns had been reported to Dorset Council (DC) via the online Planning Enforcement portal on 25<sup>th</sup> January 2023, however, no response had been received as yet. It was therefore agreed that a letter of representation would be sent from the Committee to DC's Head of Planning, and Design and Conservation Officer requesting appropriate action to be taken.

**11) Date of next meeting**

The date of the next meeting had been scheduled for Monday 6<sup>th</sup> March 2023.

The meeting closed at 7.10 p.m.