

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 5th OCTOBER 2015** at **6.30 p.m.**

Chairman: -

Councillor S Poultney

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor A Lejeune

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Mrs L Burgess

Senior Administration & Finance Officer

Miss N Clark

Management Support Officer

Public Participation Time

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

1) Apologies

An apology for her inability to attend the Meeting was received from Councillor Harris.

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.

Planning

3) 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

6/2015/0441

69 High Street, Swanage, BH19 2LY

Installation of kitchen extraction system.

Mr A Gaffar

OBSERVATION: No objection, subject to the strictest possible attention to noise and odour.

6/2015/0528

LISTED

Flat 1, Osborne House, Seymer Road, Swanage, BH19 2AJ

Listed Building Consent

Internal alterations and new rear entrance door.

Ms V Evans

OBSERVATION: No objection, subject to compliance with the Design and Conservation Officer's report.

- 6/2015/0531 **7 Morrison Road, Swanage, BH19 2BW**
 Raise roof height to facilitate first-floor accommodation with dormer windows and rear balcony, erect front porch and side extension with car port.
 Mr J Mack
OBSERVATION: No objection.
- 6/2015/0543 **6 Peveril Heights, Swanage, BH19 2AZ**
 Erect conservatory.
 Mr & Mrs Neil
OBSERVATION: No objection.
- 6/2015/0545 **Anvil Barn, Southcliffe Road, Swanage, BH19 2JG**
 Installation of 3 new rooflights.
 Mrs C Mittins
OBSERVATION: No objection.
- 6/2015/0546 **12 Redcliffe Road, Swanage, BH19 1NE**
 Divide existing dwelling and curtilage into two independent dwellings and curtilages.
 Mr & Mrs Windle
OBSERVATION: Defer for consideration at the next Planning and Consultation Committee meeting to be held on 2nd November 2015 to enable further information to be obtained.
- 6/2015/0553 **8 Hendrie Close, Swanage, BH19 1JN**
 Erect two-storey side extension and extend deck.
 Mr A O'Connell
OBSERVATION: No objection.
- 6/2015/0571 **32 Queens Road, Swanage, BH19 2ET**
 Changes to PP 6/2014/0646 (Demolish existing integral garage and erect two-storey side extension and rear conservatory) to retain single garage and re-site rear wall.
 Mr M Hobson
OBSERVATION: No comment, subject to Arboricultural Officer's Report.
- 6/2015/0572 **42 Hobourne Park, Swanage, BH19 2RD**
 Erect conservatory and decking.
 Mr R Wimhurst
OBSERVATION: No objection.

Items for information only

- 6/2015/0504 **Flats 9-16 Melbury Court, Cranborne Road, Swanage, BH19 1EA**
 Install replacement windows.
 Sovereign Property Services
OBSERVATION: No comment, pending possible future discussions by the Council as the corporate trustee of the De Moulham Trust.

- 6/2015/0526 **Herston Yards Farm, Washpond Lane, Swanage, BH19 3DJ**
Certificate of Lawfulness Existing - use of land for camping and
caravanning with associated infrastructure.
Herston Leisure
- 6/2015/0539 **10 Durberville Drive, Swanage, BH19 1QW**
Sever land and erect bungalow. Layout car parking. Demolish
conservatory and garage from parent property.
Mr Lock
OBSERVATION: No comment, pending possible future
discussions by the Council as the corporate trustee of the De
Moulham Trust.

Non-Material Amendment

- 6/2015/0581 **Plot 1, Prospect Business Park, Victoria Avenue, Swanage**
Non-Material Amendment to PP 6/2014/0616 (Construct ten B1,
B2 and B8 units and four small storage units (Use Class B8);
layout car parking, cycle and bin stores.) to allow change upper
wall cladding from microrib to trapezoidal to units 9-15.
D & P Lovell

Appeal Information

An appeal had been lodged by Mr Andrew Walker against the refusal of planning permission to replace existing roof covering and install conservation style roof light to rear elevation. **(Retrospective) at 207 High Street, Swanage, BH19 2NG**

This appeal would be dealt with using the written representation procedure and the case officer's statement was due for submission to the Planning Inspectorate by 15th October 2015.

4) Tree Preservation Order – relating to a tree on land at 3 Salisbury Road, Swanage

A certified copy of a Tree Preservation Order relating to a Maritime pine tree on land at 3 Salisbury Road, Swanage, together with a copy of the formal notice of the making of the Order, had been received from Purbeck District Council (PDC). The Order had been made as it was felt that the amenity value of the area was greatly enhanced by the tree which was of importance to the local environment. The Order came into force on a provisional basis on 24th August 2015 and would remain in force for six months, during which time PDC would consider any objections or comments received and decide whether the Order should be given permanent status. A brief discussion ensued, Committee Members were in agreement with the Order being made, and it was therefore AGREED:

That no objection be raised to the Tree
Preservation Order being made at
3 Salisbury Road, Swanage.

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

There were no matters raised on this occasion.

Consultation

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

a) Help shape the future of youth services in Dorset - Forward Together for Children programme – online survey

Dorset County Council (DCC) had begun a six-week engagement exercise on the

future of youth services in Dorset and were keen to hear the views of others, including organisations that supported young people and communities, via an online survey. The supporting paperwork introduced the County Council's Forward Together programme and explained that DCC faced two major challenges, an increasing demand and a reduced budget.

The changing needs of young people today were highlighted and it was noted that some aspects of the existing service were 'dated', e.g. Swanage Youth Centre was not open during school holidays. However, concerns were expressed at the possible effect that the proposed budget cuts may have on the provision of youth services in Swanage, particularly in view of the geographical issues faced by local young people. Suggestions made by Members included a possible joint working arrangement with local churches, some of whom already provided youth services, local Charities, who may also have buildings and/or staff available for youth work, and the possibility of a new 'hub' at the skate park which could be used as a youth centre.

Councillor Lejeune reported that she had recently attended an engagement workshop for Councillors, and felt that a response in support of the review should be submitted, along with comments. It was noted that a further drop-in session for Town Councillors was being held by the DCC Children's Services Team at the Town Hall on 23rd October 2015. It was therefore AGREED:

That Councillors Bonfield and Lejeune review the Forward Together document, and supporting information on the Dorset for You website, and form a response in support of the review after the Councillors' drop-in session due to be held on 23rd October 2015.

It was noted that the online survey would be open until Tuesday 27th October 2015.

b) Proposed diversion of Footpath 102, Swanage at Cobblers Lane

Dorset County Council (DCC) had advised that it had come to light that incorrect advice about the location of the legal line of Footpath 102, Swanage, had been given to a local developer, which had resulted in the unintentional obstruction of this footpath by a recently built property. In order to resolve the situation, DCC proposed to divert part of Footpath 102, as shown on drawings provided, moving it onto a constructed walked route.

A discussion ensued and it was reported by the Chairman that members of the public had previously queried deviation of the footpath, when other developments in the vicinity had been in progress, incorrect advice had also been given at that time which had caused consternation amongst local residents. Committee Members felt that this was a 'fait accompli' and it was therefore AGREED:

That the deviation of Footpath 102 be reluctantly permitted.

7) Swanage Green Infrastructure Strategy – to discuss and agree comments for response

Further to Minute No. 6) (Swanage Green Infrastructure Strategy – draft report) of the Planning and Consultation Committee Meeting held on 3rd August 2015, it was noted that Councillor Harris had as yet been unable to circulate comments on the Swanage Green Infrastructure Strategy and hence, in the absence of Councillor Harris, it was AGREED:

That the Town Council's response to Purbeck District Council be deferred until after the next Committee Meeting due to be held on 2nd November 2015.

It was noted that the closing date for responses was 4.00 p.m. on Friday 6th November 2015.

8) Items of Information and Matters for Forthcoming Agendas

- a) **Incident report booklet** – a copy of PDC’s incident report booklet was handed out at the meeting. The booklet was used by members of the public to report incidents of dog fouling, litter and flytipping to PDC. A question was raised as to whether the Town Hall and Tourist Information Centre should stock copies of the booklet to report such incidents to PDC, or whether Swanage should have its own booklet covering Town Council responsibilities. It was agreed that contact would be made with PDC accordingly.
- c) **Draft Swanage Local Plan (SLP)** – a reminder was given regarding the public drop in event being held at the Town Hall on 6th October 2015 from 5.00 p.m. until 8.00 p.m. Officers from PDC would be in attendance to answer any queries. The SLP consultation period would run until 4.00 p.m. on Friday 6th November 2015 and this would be the last chance for members of the public to comment on legality, completeness and soundness of the SLP before it was submitted to an independent planning inspector for consideration as part of the examination process.
- d) **Forthcoming meetings** – a reminder was given regarding the Traffic Flow Working Party Meeting being held on Wednesday 14th October 2015 at 4.00 p.m., and the Town Centre Redevelopment Advisory Group Meeting being held on Friday 23rd October 2015 at 12.30 p.m.

9) Date of next Meeting

The date of the next meeting had been scheduled for Monday 2nd November 2015 at 6.30 p.m.

The meeting closed at 7.30 p.m.
