

Draft Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 3rd JUNE 2024** at **6.30 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor J Lejeune

Swanage Town Council

Councillor D Monkhouse

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor C Tomes

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Councillor W Trite

Swanage Town Council

Dr M Ayres

Town Clerk

Mrs E Evans

Democratic Services Officer

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

Public Participation Time

There were no matters raised.

Prior to opening the meeting the Chairman welcomed Councillors Lejeune, Monkhouse, Tomes and Vile as new Members of the Planning and Consultation Committee.

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.

There were no declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

P/CLE/2024/02403

Certificate of Lawfulness

1 Arcade Terrace, High Street, Swanage, BH19 1DE

Certificate of Lawfulness: Self-contained residential dwellinghouse (Use Class C3).

OBSERVATION: No objection.

P/FUL/2024/02298

Land Adjacent Olive Cottage, Marshall Row, Swanage, BH19 2AF

Erect 1no. dwelling with garage.

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

- P/FUL/2024/02299 **Land Adjacent Olive Cottage, Marshall Row, Swanage, BH19 2AF**
 Refurbishment and alterations to existing building.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and recommendations.
- P/FUL/2024/02339 **Ulwell Holiday Park, Ulwell Road, Swanage, BH19 3DG**
 Demolition of existing buildings/removal of mobile homes and erect new single storey building for use as reception, with ancillary office accommodation and site shop.
OBSERVATION: No objection. Committee Members feel that the new building will enhance the character and appearance of the holiday park.
- P/PACD/2024/02872 **Prior Approval - Change of use from Use Class E to Use Class C3 19 Newton Road, Swanage, BH19 2EA**
 Change of use from commercial to residential.
OBSERVATION: Committee Members had no comments to make regarding this planning application.

Appeal Information

- P/FUL/2023/04646 **Appeal Reference: APP/D1265/W/24/3339613**
Cefyn Bryn, 3 Ballard Estate, Swanage, BH19 1QZ
 Demolition of existing single storey dwelling and erection of new single storey dwelling.
Appeal start date: 29th April 2024
 An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. The appeal would be determined on the basis of written representations. The procedure to be followed was set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.
OBSERVATION: The Committee did not wish to make any further Representations on the appeal, in addition to its previous comments dated 11th September 2023 which had already been submitted to the Planning Inspectorate by DC, therefore no further action was required at this time.

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

- a) P/TRT/2024/02451 **2 Bon Accord Road, Swanage, BH19 2DR**
 T1 Beech - Crown lift to 4m above drive. Remove crossing and rubbing branches from throughout the tree's crown.
 T2 Beech - Crown lift to stat. heights above the footpath (2.2m above ground level) and the highway (5.2m above ground level). Remove crossing and rubbing branches from throughout the tree's crown.
 T3 Beech - Crown lift to stat. heights above the footpath (2.2m above ground level) and the highway (5.2m above ground level). Remove crossing and rubbing branches from throughout the tree's crown.
 T4 Beech - Crown lift to stat. heights above the footpath (2.2m above ground level) and the highway (5.2m above ground level). Remove crossing and rubbing branches from throughout the tree's crown.

T5 Beech - Crown lift to stat. heights above the footpath (2.2m above ground level) and the highway (5.2m above ground level). Remove crossing and rubbing branches from throughout the tree's crown.

T6 Pine - Reduce lateral branch growing towards the property by up to 1m.

- b) P/TRT/2024/02691 **Claimara, 34 Durlston Road, Swanage, BH19 2HX**
Yew: Fell. Replant with Rowan nearby.

Consideration was given to the above proposed tree works. Committee Members had no comments to make regarding these applications.

Consultation

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

a) **Consultation on draft Dorset Council Contaminated Land Strategy 2024, Environmental Protection Act 1990**

It was reported that Dorset Council was consulting on its draft Contaminated Land Strategy 2024. It was explained that councils were required to produce a written strategy outlining their approach to land with past uses which may have caused contamination, and that these strategies must be revised periodically. As a unitary council, DC was now updating precursor councils' strategies and unifying them into a single DC document. Although there was no legal duty to consult, DC was keen to engage stakeholders by making them aware of this process and asking for any comments about the draft document.

It was noted that councils had extremely limited scope to develop their own policies about identification, assessment, and regulation of land contamination, as this was closely governed by government guidance, and that the contaminated land strategy should be seen as the local set of arrangements for delivering government policy and good technical practice, whilst reflecting the particular attributes of the Dorset area.

During the ensuing discussion comments were made that the consultation document was comprehensive and that some parts of the document were of a technical nature. The Committee therefore wished it to be noted that the consultation document had been appropriately reviewed and discussed, and that it had no further comments to make.

Licensing

6) **To note receipt of the following premises licence application, and to determine the Council's response, if any:**

a) **The Wild Swimming Co. Ltd., Prince Albert Gardens, Peveril Point Road, Swanage, BH19 2AW - application for a premises licence to be granted under section 17 of the Licensing Act 2003**

Committee Members reviewed the application, which included event management details. It was noted that this was a wild swimming festival which included live music, entertainment and food stalls in Prince Albert Gardens, and which would be serving drinks/alcohol on-premises. An application for a premises licence had been submitted to Dorset Council to cover all aspects of the event (this could not be approved under a Temporary Event Notice as attendance numbers had been projected at between 500-800 persons). The event would run from 20th (10am-11pm) to 21st July (10am-6pm) 2024. Consideration was given to the application under the four licensing objectives.

OBSERVATION: No objection under the four licensing objectives.

Neighbourhood Planning

7) Appointment of Swanage Neighbourhood Plan (SNP) Steering Group 2024/25

The Chairman provided an explanation regarding Neighbourhood Plans and the NP planning process to new Committee Members, and also gave an update on progress made with the SNP.

Consideration was then given to the appointment of Councillor Members to the SNP Steering Group for 2024/25, in accordance with Points 5.1 to 5.3 of the Terms of Reference for the Steering Group regarding membership.

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

That Councillors Bonfield, Foster, Monkhouse, Moreton, Tomes and Vile be appointed as Members to the Swanage Neighbourhood Plan Steering Group for 2024/25.

In accordance with the Terms of Reference for the Steering Group, it was further **RESOLVED:-**

That Mr A Larner, Mr G Richardson, Mrs J Sutcliffe, and Mr A Thompson also be appointed as Members to the Swanage Neighbourhood Plan Steering Group for 2024/25.

It was noted that the Chair and Vice-Chair of the Steering Group would be elected at the next meeting of the Group, and consideration would also be given to membership of the Environment and Development Task Teams for 2024/25.

It was reported that Mrs K Gallagher had decided not to stand as a Member of the Steering Group for the forthcoming year. A discussion was held regarding Group membership and the potential skills/recruitment process required to fulfil the two current vacant positions. This would also be discussed at the next Steering Group meeting.

A request was made for training on the neighbourhood planning process for new Committee Members. In the meantime, Members were encouraged to view other local adopted NPs and review the planning/NP sections in The Good Councillor's Guide. It was noted that new Members would be introduced to O'Neill Homer, Planning Consultants, and a 'Q&A' session would be arranged with the consultants in due course.

8) Items of Information and Matters for Forthcoming Agendas

a) Time of Planning and Consultation Committee meetings – a request was made for consideration to be given to amending the time of committee meetings to 7.00 p.m., instead of 6.30 p.m. During the ensuing discussion comments were made that this later time would still provide local residents with the opportunity to attend meetings if they so wished. It was therefore proposed by Councillor Bonfield, seconded by Councillor Lejeune and **RESOLVED UNANIMOUSLY:-**

TO RECOMMEND:

That the time of Planning and Consultation Committee meetings be changed from 6.30 p.m. to 7.00 p.m. for 2024/25.

9) Date of next meeting

The date of the next meeting had been scheduled for 1st July 2024.

The meeting closed at 7.15 p.m.
