

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 4th JULY 2022** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor C Moreton

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 were no members of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

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

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.

3) Planning

P/FUL/2022/03460

37 Station Road, Swanage, BH19 1AD

Alterations to, and change of use of the building from storage to a single dwelling.

OBSERVATION: Recommend refusal. Committee Members do not consider that the proposed development will ensure the viability and vitality of Swanage Town Centre, and is therefore contrary to the aims and policies in Chapter 7 of the National Planning Policy Framework (February 2019), Policy RP of the Purbeck Local Plan Part 1, and Policy STC of the Swanage Local plan.

Further concerns are held as follows:

Policy STC of the SLP and Policy RP of the existing PLP (STC – Economy, Swanage Town Centre, points 196 to 208 refer) The site is situated in the town's secondary shopping area and provides much needed storage facilities to local businesses, which are ancillary to these retail businesses. There is a ready market for commercial units in the town centre. and seeks to safeguard existing retail provision, and commercial units, in the town centre.

Highway safety, vehicular access, and traffic generation - the property is accessed through a narrow road which leads from the town centre to the secondary shopping/commercial storage areas. The area is regularly blocked up with parked cars/delivery lorries and concerns are held regarding vehicular and pedestrian access, and the potential issues which could be experienced by the emergency services. It is noted that waste collection services currently experience problems when trying to collect waste and recycling. The Committee recommends that a Traffic Flow Assessment is undertaken.

Policy D, Design - small scale, lack of outlook, lack of natural light, and existing built form would result in a cramped, dark dwelling with a low standard of amenity for existing and future occupiers that fails to promote well designed places and well-being.

Potential problems/damage that could be caused arising from the construction period of the proposed works, and the impact on businesses/neighbours in close proximity to the site.

Lack of parking facilities - there is no on-street parking in the surrounding area.

- P/FUL/2022/03484 **35-41 Ulwell Road, Swanage, BH19 1LG**
Change of use of site from use as a Residential Learning Centre Business (Class C2). To create six dwellinghouses (Class C3).
OBSERVATION: No objection.
- P/HOU/2022/03620 **28 Prospect Crescent, Swanage, BH19 1BE**
Loft extension with two pitched dormer windows to the front elevation, and a catslide dormer to the rear elevation.
- P/HOU/2022/03944 **3 Peveril Court, Peveril Road, Swanage, BH19 2DG**
Retain single storey flat roof extension to the rear.
OBSERVATION: No objection. The Committee feels that the proposal will improve the appearance of the property.
- P/HOU/2022/03996 **21 Moor Road, Swanage, BH19 1RG**
Conversion of existing conservatory to flat roof balcony with external stairs.
OBSERVATION: No objection.
- P/LBC/2022/04089 **Lloyds Bank, 41 High Street, Swanage, BH19 2LU**
Removal of external signage and an external ATM.
OBSERVATION: Reluctantly, the Committee has no objection. However, Members would wish to express their complete disappointment regarding the loss of the last bank in the town, and yet another ATM, and the major upset that this has caused within the local community. Concerns are held regarding the potential adverse impact that this closure may have on local residents and visitors alike, Swanage being an extremely popular and busy holiday destination, and it must be noted that existing cash machines regularly run out of cash at busy times/when the bank is closed.

For information only

Non material amendment

- * P/NMA/2022/03743 **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 change the approved roof tile material from Charcoal Grey to Slate Grey.

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) Reconsultation - The Towns Improvement Clauses Act 1847 – to further consider suggested street names for the new residential development in Manor Road (former St Mary’s School site), Swanage

Further to Minute No. 5) of the Planning and Consultation Committee Meeting held on 9th May 2022, consideration was given to an email received from Dorset Council (DC) dated 20th June 2022 advising that the new street name put forward by the Town Council (Manor Place) for the new residential development in Manor Road had been rejected, as this was not in accordance with Paragraph 5.2 of DC’s Street Naming and Numbering Policy (dated June 2021) which stated ‘that the Council would not support any street name that was the same or similar to one already in use in the same locality/town or is in close proximity to one with the same name but different suffix.’

A request was therefore made for the Town Council to give further consideration to the suggested street names originally put forward by Bracken Developments Ltd. However, during the ensuing discussion comments were made that the four suggestions put forward by the developer (Old School Lane, Chapel Road, Sunshine Lane, and St Mary’s Road) were also very similar to nearby road names/areas, and attention was again drawn to the fact that the new development was accessed through/situated at the end of Manor Road, and Members were in agreement that it would be fitting for the road into the development to have the same name, Manor Road, and for the numbering to ascend in order accordingly.

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

That the Town Council requests that the new street name for the residential development in Manor Road (the former St Mary’s Primary School site), be Manor Road, and for the numbering to continue/ascend in order.

This name would now be submitted to Dorset Council for consideration accordingly.

Consultation

6) National Association of Local Councils (NALC) – Survey on Dementia-Friendly Communities 2022

It was reported that NALC had published a new survey on dementia-friendly councils. In 2020 NALC had undertaken a survey to identify the work that local councils were doing to assist those most vulnerable in their communities and gain insight into potential barriers to this progress.

Following this, NALC published the [Dementia-Friendly Communities guide](#), which demonstrated the positive impact of building dementia-friendly communities. The latest survey aimed to gather feedback on the usage and effectiveness of this publication.

During the ensuing discussion Committee Members completed the survey and the answers were submitted online accordingly.

It was noted that Town Council staff members had previously undertaken dementia awareness training in 2016 with Swanage Area Dementia Friendly Community (SADFC). Members felt that it may now be prudent for staff members to undertake some 'refresher' training, particularly in view of staff changes since that time, and that Town Councillors should be strongly encouraged to attend the training if they so wished.

Councillor Bonfield (current Chairman of SADFC) advised that the training sessions were still available, and also reported that SADFC and Wareham-based Dementia Friendly Purbeck had been discussing the possibility of the two groups joining together. The consensus was that a merged group would be better able to support people living with dementia across the entire Purbeck district. Discussions were ongoing. Comments were made that it would be important for the Council to be represented on the local Dementia-Friendly Group.

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

TO RECOMMEND:

That the Town Council considers appointing a Council representative to the local Dementia-Friendly Group.

7) Items of Information and Matters for Forthcoming Agendas

- a) **Neighbourhood Planning** –further to Minute No. 3) of the Planning and Consultation Committee Meeting held on 6th June 2022, and the presentation given by representatives of ONeill Homer, Planning Consultants at that meeting, it was noted that the recommendation regarding the appointment of ONeill Homer, to take forward the Swanage Neighbourhood Plan, would be going to the Council Meeting being held on 11th July 2022

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 1st August 2022.

The meeting closed at 7.35 p.m.
