

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 2<sup>nd</sup> DECEMBER 2024** at **7.00 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

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: -

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**

Apologies for her inability to attend the Meeting were received from Councillor Foster.

#### **2) Declarations of Interest**

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with Section 9 and Appendix B of the Council's Code of Conduct.

There were no declarations to record on this occasion.

### **Planning**

#### **3) Plans for consideration**

##### **Delegated Applications**

P/FUL/2024/06279

**Flat 1 and Flat 2, 54 Kings Road West, Swanage, BH19 1HR**

Conversion of existing two flats to return to single dwelling.

Demolition of existing garage and landscaping at rear to create

a private garden area. Changes to single storey rear extension,

and removal of external staircase and single storey side porch.

Install solar panels to roof.

**OBSERVATION:** No objection.

P/HOU/2024/06973

**9 Durlston Road, Swanage, BH19 2DJ**

Attic Conversion.

**OBSERVATION:** No objection.

P/VOC/2024/06966

**12 Hill Road, Swanage, BH19 1RH**

Application to vary condition 2 of approved planning application No.

P/HOU/2022/05724 (Erect rear extension with terrace on top, create

new window, door and canopy to side elevation, replace existing roof

terrace access and erect rooftop extension. Erect new garage with

first floor work studio. Install solar panels.) because the (as build)

door in the roof cupboard is different to that in approved proposed plans and elevations.

**OBSERVATION:** No objection.

**Information Only**

P/CLP/2024/06528

**Certificate of Lawful Use Proposed**

**Swanage Police Station, Argyle Road, Swanage, BH19 1HZ**

Legal confirmation that a 'material operation' has been undertaken to commence development within the three-year planning consent period, and that the planning consent remains extant for planning application 6/2016/0618 (Alterations and extensions to former police station to facilitate conversion to six dwellings.).

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

Consideration was given to the following proposed tree works:-

P/TRT/2024/06398

**Humberstone House, Southcliff Road, Swanage, BH19 2JB**

T1 Lime - Reduce crown to a height of eight metres back to previous pruning points.

T2 Holm Oak - Reduce crown to a height of six metres back to previous pruning points.

T3 Holm Oak - Reduce crown to a height of six metres back to previous pruning points.

**OBSERVATION:** No objection.

P/TRT/2024/06539

**4 Peveril Road, Swanage, BH19 2DH**

Subsidence claim relating to damage at 6 Peveril Road, Swanage.

T2 Ash - Fell to ground level. Owner to physically remove any regrowth (no chemical treatment due to translocation risk).

**OBSERVATION:** No objection.

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

**a) Wessex Marine Team, Wessex Area Team, Natural England – Marine Protected Areas - New and updated Marine Conservation Advice packages: September 2024 – to give further consideration to invitation to comment**

Further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 7<sup>th</sup> October 2024, additional consideration was given to this consultation. It was noted that the consultation details had been shared with partner organisations and local stakeholders. The matter had also been discussed at meetings of the Town Council's Environment and Green Spaces Committee and the Coastal Change and Beach Management Advisory Committee.

During the discussion, it was reported that a local fisherman had submitted a representation to Natural England, highlighting several concerns raised by the local fishing community. These concerns focused on the potential negative effects the proposals could have on fishing activities and local businesses, tourism and recreation. Committee Members had reviewed the representation and expressed their support for the issues and points raised, and agreed that these concerns should be included in the Council's response. Particular emphasis was placed on the potential year-round adverse impact on tourism businesses and the local economy.

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

That the Town Council submits its response to Natural England setting out its concerns as above, and confirms its support for the representation submitted

by the member of the local fishing community.

**b) Dorset Council (DC) – public consultation on draft Street Trading Policy for Dorset Council**

It was reported that DC was seeking views/feedback on its new draft Street Trading Policy, which would be used to inform and develop the final Dorset Street Trading Policy. The draft policy aimed to ensure that there was a clear and consistent framework for regulating street trading in the Dorset Council area, would replace any street trading policies from the previous district councils, and proposed that:

- All street traders would require consent to trade in accessible public areas, unless exempt by law or by local dispensation.
- Street traders would need to meet set criteria to gain consent.
- Street trading would be appropriate to the environment and in line with DC's corporate plan and health and wellbeing strategy.

It was explained that street trading was the sale or offering for sale of items in a street. A 'street' included any road, footway, or other area to which the public had access without payment (including service stations). However, attention was drawn to the fact that it could include publicly accessible areas that were privately owned, such as shopping centres, car parks, and open spaces. It was reported that the Town Council's Visitor Services Manager (VSM) had consulted with DC regarding the sizeable number of events held each year on Town Council-owned, publicly accessible land, which included many street traders, and whether licences would now be required by all traders attending these events. It had been confirmed that this would not be the case in view of the existing Town Council procedures in place for these events, and the VSM would be liaising with DC regarding these.

Committee Members were in support of the new policy, and clearer process, and therefore had no further comments to make. The online response form would be completed accordingly.

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

**a) A-boards** – concerns were raised regarding the increase in A-boards being placed on pavements in the town centre, and comments made regarding issues experienced by some pedestrians in recent weeks. A request was therefore made for this matter to be raised with DC, as having responsibility for A-boards and signage. It was noted that DC's Highways Officer had previously undertaken visits to businesses in the town centre and had provided business owners with guidance leaflets regarding this matter.

**b) Proposed/potential sale of housing association housing stock in Purbeck** – concerns were raised regarding the proposed sale of social housing in Corfe Castle, and attention was drawn to Corfe Castle Parish Council's (CCPC) objection to the housing association regarding its proposals. A question was raised as to whether the Town Council could consider submitting a letter of support regarding CCPC's concerns. A discussion ensued and further concerns were raised regarding empty housing association properties in Swanage, and whether there was any action that the Town Council could take now to make the relevant associations aware that the Council would not support the sale of much-needed social housing in Swanage. It was agreed that further consideration should be given as to how best to pursue this matter.

**7) Date of next meeting**

The date of the next meeting had been scheduled for Monday 6<sup>th</sup> January 2025.

The meeting closed at 7.50 p.m.

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