

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

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor J Lejeune

Swanage Town Council – from 7.10pm

Councillor D Monkhouse

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

There were two members of the public present at the meeting.

Public Participation Time

The following matter was raised:-

- A local resident reported that they had attended and enjoyed the previous Committee Meeting held on 5th August and that they had posted updates on discussions held at the meeting on a local social media page, which had been well-received. The resident hoped that Committee Members were in approval of these updates as they wished to continue to attend meetings and post updates in the future.

1) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Tomes and Vile.

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/2024/03510

The Winch, Chandlers, Taunton Road, Swanage, BH19 2BU

Change of use from a dwelling to a furnished holiday let.

OBSERVATION: No objection. However, a question was raised about a previous consultation the Town Council had responded to regarding a potential registration scheme/register for short-term lets in the Dorset Council area, and whether this had been/will be introduced. A further question was raised as to what the minimum term was for a change of use of this type (and/or whether an application could be submitted to change use back to a residential dwelling at any time). Clarification would be sought from the planning officer accordingly.

- *# P/FUL/2024/04298 **Kiosk adjacent Beach Bungalows, Shore Road, Swanage, BH19 1LD**
Remove bin store and create extension for WC and storage.
OBSERVATION: No objection. However, the Town Council is disappointed to note that the leaseholder of the kiosk has not approached the Council as landlord for consent prior to submitting the planning application to Dorset Council. The details of this proposal will therefore be placed on the agenda of a future Council Meeting for consideration.
- * P/FUL/2024/04526 **The Church of The Holy Spirit and St Edward, Victoria Avenue, Swanage, BH19 1AH**
Removal of stone slab from south elevation of church, and demolition of adjacent gate pier.
OBSERVATION: No objection, in the interests of health and safety.
- * P/HOU/2024/04388 **58 Durberville Drive, Swanage, BH19 1QW**
Erect single storey rear extension.
OBSERVATION: No objection.
- P/LBC/2024/04207 **Listed Building Consent**
LISTED
The Globe Inn, 3 Bell Street, Swanage, BH19 2RY
Re-thatch rear outbuilding only.
OBSERVATION: No objection. The Town Council is pleased to note that the roof of the outbuilding is being re-thatched, to match the existing thatched roof in look and form (and not replaced with an alternative material).

For Information Only

- P/NMA/2024/04335 **Non-Material Amendment**
57 Ulwell Road, Swanage, BH19 1QU
Non-material amendment to approved planning application number P/FUL/2023/04086 (Demolition of existing bungalow and replacement with chalet bungalow.) to replace roof light window in ensuite bathroom with a dormer window.
- P/HOU/2024/00443 **Notification of Appeal**
Appeal start date: 6th August 2024
Appeal Reference: APP/D1265/D/24/3346903
Sentry Cottage, Sentry Road, Swanage, BH19 2AG
Erect first floor rear extension and extended deck to create covered store.
- An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. The appeal was proceeding under the Householder Appeals Service.

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

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

There were no matters raised.

5) **Sandbanks Ferry application for proposed increase in tolls – further to discussions at the key stakeholders’ meeting held on 30th August 2024 - to consider the grounds for objection to the application**

Further to Minute No. 6 b) of the Meeting of the Planning and Consultation Committee held on 5th August 2024, and discussions held at the key stakeholders’ meeting held on 30th August 2024, consideration was given to the grounds for objection to the proposed increase in tolls for the Sandbanks Ferry.

Members voiced particular concern about the increase in fares and reduction in discounts, which would have a detrimental impact on local residents and commuters.

It was reported that Dorset Council was intending to lodge an objection and was willing to work jointly with BCP and local parish and town councils as a consortium. The importance of legal representation at any forthcoming public inquiry was highlighted.

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

TO RECOMMEND:

That the Town Council supports Dorset Council’s objection to the proposed increase in tolls for the Sandbanks Ferry and agrees to contribute towards the cost of legal representation.

The Town Mayor, Councillor Foster, noted that it was likely that she would call an Extraordinary Council meeting to consider this matter prior to the deadline for objections.

Consultation

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

a) **Ministry of Housing, Communities and Local Government (MHCLG) – Public Consultation on proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system**

It was reported that the government had proposed significant changes to the NPPF, and a series of wider national planning policy reforms, and was seeking views on its proposed approach to making these reforms/changes ‘in order to achieve sustainable growth in our planning system’. The MHCLG had prepared a draft NPPF document which set out the proposed amendments as ‘tracked changes’ for ease of reference. Summaries of the proposed reforms and changes had also been provided to Committee Members.

During the ensuing discussion particular concerns were raised regarding proposed changes to the housing delivery policies, which were significant and could lead to higher housing targets in many areas (restoring mandatory housing targets and updating the method used to calculate them), and to the affordable housing policies.

Further concerns were raised regarding a new ‘grey belt’ designation proposed for land in the Green Belt which made a ‘limited contribution’ to Green Belt. Attention was drawn to the fact that the Swanage Neighbourhood Plan would be looking to protect green spaces in the town.

Committee Members felt that in view of the importance of the consultation, and the concerns held above, further time would be required to review the document in greater detail before the Town Council’s response could be formulated. It was noted that the closing date for responses was 24th September 2024, which was before the date of the next Committee Meeting (7th October). It was therefore agreed that Members would forward any comments, observations, or concerns regarding the proposed planning reforms and changes to the Planning and Community Engagement Manager, copying all Committee Members into these comments, for inclusion in the Council’s response to the consultation.

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

That delegated authority be given to the Planning and Community Engagement Manager, in consultation with the Chairman, Councillor Bonfield, to collate Members' comments and input the answers to the online survey, in accordance with discussions made at the meeting, and comments received, prior to the consultation's closing date of 24th September.

Neighbourhood Planning

7) **Swanage Neighbourhood Plan (SNP) Steering Group**

a) **Matters arising from draft Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 19th August 2024**

There were no matters raised.

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

a) **Have your say: Survey on proposed Sports and Leisure Centre at Day's Park,**

Swanage – a reminder was given about the Town Council's survey, the responses to which would be supporting a planning application to build a new Sports and Leisure Centre. This would replace the existing building in Day's Park. The Council welcomed views on this important community project. Closing date for responses 9th September 2024.

b) **Dorset Community Tree Project, Volunteer Tree Warden training** – it was reported that Councillor Foster would be undertaking Volunteer Tree Warden training on 19th September 2024. This was a project funded by Dorset Council.

7) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 7th October 2024.

The meeting closed at 7.45 p.m.
