

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 6th JANUARY 2025** 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

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

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 Monkhouse.

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/ADV/2024/06989

ATM - at 2 Institute Road, Swanage, BH19 1BX

New vinyl signage for ATM and NatWest button.

OBSERVATION: Committee Members had no comments to make regarding this proposal.

P/CLE/2024/06519

Application for a Lawful Development Certificate

19 Newton Road, Swanage, BH19 2EA

To seek a certificate of proposed lawfulness for the change of use from dwelling to commercial for the continued use of an existing outbuilding located at 19 Newton Road, Swanage, as a self-contained holiday let, known as 'Coastal Cabin'.

OBSERVATION: Committee Members had no comments to make regarding this proposal.

P/FUL/2024/07033

7 Chapel Lane, Swanage, BH19 2PW

Erect new store extension, canopy, porch, bin store, new ramp, and associated landscaping.

OBSERVATION: No objection.

P/HOU/2024/07262

158 Kings Road West, Swanage, BH19 1HT

Erect single storey rear extensions to living room, and to provide garden annexe for ancillary use. Alterations to front boundary wall to create off road parking bay.

OBSERVATION: No objection to the proposals, however, the Committee recommends that it should be stipulated as part of any approved scheme that the new garden annexe should be used solely for purposes incidental to the residential use of No. 158, and that it would object to:

- Severance to create a separate plot for future habitation
- Creation of a separate address

Information Only

P/NMA/2024/07154

Non Material Amendment

Purbeck Centre, Northbrook Road, Swanage, BH19 1QE

Change of material on plots 20 and 29 - boundary walls from stoned brick on application number 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.

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

Consideration was given to the following proposed tree works:-

P/TRT/2024/07100

Land at Sunnydale Road (opposite No. 4), Swanage, BH19 2JA

T1 Holm oak - Reduce lowest limb above the road by approximately 4m to the line of the upper crown.

OBSERVATION: No objection.

P/TRT/2024/07161

8 Durlston Road, Swanage, BH19 2DL

Indian Bean tree - Crown lift by 2m above the existing level of the lowest foliage.

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) Dorset Council – Dorset Local Heritage List verification Public Consultation

It was reported that Dorset Council had received nominations for heritage assets to be added to the Local Heritage List, and that 149 of these met the criteria to be added. DC was now in the process of verifying this list with the public to check for any reasons why an asset should not be added to the list.

Committee Members had reviewed, and were in support of, the buildings/areas in Swanage that had been nominated for inclusion on the list, and therefore had no further comments to make.

Details of the buildings put forward were noted as follows:-

- 1 - 6 Sunnydale Villas, Durlston Road
- 4a, 6 & 8 Ulwell Road
- Ballard Estate
- Chapel at Purbeck View School
- De Moulham Villas, Victoria Avenue
- Durlston Road - surrounding streets and street furniture
- Grosvenor Terrace, 2-18 (evens) Grosvenor Road
- Ocean Bay, Ulwell Road, 13-25 (odds) Ulwell Road, and 1 & 2 Highcliffe Road
- Peveril House, 7 Durlston Road
- Scar Bank House, Russell Avenue
- Swanage Brick Clay Works

- Swanage Cottage Hospital
- Swanage Primary School
- The Old Gas Works

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

- a) **Dorset Council (DC) – Economic Growth Strategy Public Consultation** – it was reported that DC was consulting with the business community and key stakeholders on a new Economic Growth Strategy. Closing date for responses was 17th January 2025. The survey could be completed online, or via alternative format by contacting DC.
- b) **Away Resorts Limited, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT – application for a premises licence to be granted under the Gambling Act 2005** – it was reported that an application for a bingo licence had been submitted to Dorset Council (DC). DC had confirmed that all other terms of the business’s existing licence were to remain the same, including hours of operation. It was noted that the closing date for any representations was 19th January 2025, and consideration was therefore given to the application under the four licensing objectives.

OBSERVATION: No objection under the four licensing objectives.

- c) **Cornerstone Telecommunications Infrastructure Limited, on behalf of Vodafone - consultation regarding proposed base station upgrade in Main Beach car park** – it was reported that a notification letter had been received from Cornerstone Telecommunications Infrastructure Limited providing details of a proposed base station upgrade in Main Beach car park. Cornerstone had identified the site as suitable for an equipment upgrade, as part of Vodafone’s network improvement program, and the purpose of the letter was to seek the Town Council’s views on the proposal before works commenced. Officers had sent details of the consultation to Dorset Council, as Local Planning Authority, and had raised the question as to whether planning permission would be required for these works. A response had not yet been forthcoming from DC. A copy of the letter had been sent round to all Town Councillors. During the ensuing discussion comments were made that if planning permission was not required for these works, and if no further comments were forthcoming from Town Councillors, then delegated authority should be given to the Town Clerk, in consultation with the Chairman, to decide on the next course of action.

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

That delegated authority be given to the Town Clerk,
in consultation with the Chairman, Councillor Bonfield,
to determine next steps.

7) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 3rd February 2025.

The meeting closed at 7.30 p.m.
