

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** hosted on the Zoom platform on **MONDAY 4th JANUARY 2021** at **6.30 p.m.**

Chair: -

Councillor C Finch

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council – from 6.35 p.m.

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor Moreton

Swanage Town Council – from 6.35 p.m.

Miss N Clark

Administration and Communications Manager

There was one member of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

An apology for his inability to attend the Meeting was received from Councillor Page.

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.

Councillors Harris and Moreton joined the Meeting.

Planning

3) Plans for consideration

Delegated Applications

6/2020/0474

2 Springfield Road, Swanage, BH19 1HD

Demolish building and erect a block of four flats with associated parking and landscaping.

Sunset Development

OBSERVATION: No objection to development of the site, subject to confirmation being received that the proposed parking area will not impact on pedestrian/highway safety. It is also recommended that these comments are brought to the attention of Dorset Highways, and that it would be vital for the planning and highways officers to undertake a site visit to view the area of concern.

Comments are raised as follows:-

Highway safety – concerns regarding the proposed four parking spaces which appear to be situated over the existing pavement/dropped kerb area which could present a danger to pedestrians/road users.

Accessibility – it would appear that there is no disabled access to the proposed building.

Design – proposed pitch of roof higher than adjacent property, and long ‘blank’ wall with one small window on the north side of the proposed building facing Kings Road West – unattractive design and does nothing to enhance the character or appearance of the Swanage Conservation Area.
Waste collection - lack of detail regarding management/collection of waste/recycling bins – where would the bins be placed for collection and how would the waste collection vehicles access these? The proposed parking area covers the front of the building, Springfield Road is a no through road with no turning circle, and Kings Road West is one of the main routes in to the town with heavy footfall on the footway throughout the year.

6/2020/0629 **Purbeck Ridge, Godlingston Hill, Swanage, BH19 3AA**

Replace two electricity poles.
Southern Electric Power Distribution plc
OBSERVATION: No objection.

For information only

EA2/2020/0002 **Environmental Impact Assessment Scoping Opinion**

6, 8 & 10 Burlington Road, Swanage, Dorset, BH19 1LS

Environmental Impact Assessment (EIA) Scoping Opinion - cliff stabilisation works.

Ms Crocker

This is not a planning application but a request for a legal determination of Dorset Council as to whether or not an EIA Scoping Opinion is required. It is due to be determined under officer delegated powers.

OBSERVATION: For information only, no further action required.

PDH/2020/0006 **Permitted Development - Householder Prior Notification**

2 South Road, Swanage, BH19 2QR

Erect rear extension 3 metres long, a maximum height of 4.20 metres, and a height to the eaves of 2.40 metres.

Mr Burridge

This not a planning application but a request for a legal determination of Dorset Council as to whether or not Planning Permission is required. It is due to be determined under officer delegated powers.

OBSERVATION: It was noted that this application had now been withdrawn by the applicant.

Appeal Information

6/2019/0615 **PINS Appeal Reference Number:** APP/D1265/W/20/3260010

Appellant: Mr Hartle

Location: Rear of 31 Station Road, Swanage, BH19 1AD

Description: Change of use of store (Use Class B8) to residential unit Use Class C3 (dwelling).

Appeal Start Date: 7th December 2020

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. All representations made to Dorset Council on the application had been forwarded to the Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal. If the Town Council wished to

make any further representations, modify or withdraw its previous representation, it had to do so by 11th January 2021.

OBSERVATION: The Committee did not wish to modify or withdraw its previous representation dated 2nd December 2019, therefore no further action was required.

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

There were no matters raised.

Consultation

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

a) **Dorset Council - Community Infrastructure Levy Charging (CIL) Schedule – Consultation on a Statement of Further Modifications – Extra Care Addendum**

Further to Minute No. 6 b) of the Planning and Consultation Committee Meeting held on 7th December 2020, it was reported that the consultation on the CIL Statement of Further Modifications had been extended until 15th January 2021 as evidence had been published around the viability of 'extra care' housing.

A discussion ensued during which the Committee wished it to be noted that it had appropriately reviewed and considered the Extra Care Addendum and had no further comments to make.

b) **Dorset Council - draft Climate and Ecological Emergency strategy July 2020 – Public Consultation**

Further to Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 7th December 2020, consideration was again given to Dorset Council's draft Climate and Ecological Emergency Strategy.

Committee Members had reviewed the consultation documents in detail and, in view of the complexities surrounding the climate and ecological crisis, and due to the fact that the strategy was so far-reaching, Members were in agreement that a separate meeting should be convened to discuss and formulate the Town Council's response to the consultation. It was further agreed that all Town Councillors should be invited to take part in discussions. Officers would therefore arrange a meeting accordingly.

Comments were made that the Council's responses to the consultation questions should reflect the policies and actions within its own Environment Policy and Action Plan, and that it would be important for the Council's Environment Policy Working Party Members to attend the meeting.

It was noted that a neighbouring parish council would be holding a meeting to discuss the document on 5th January 2021, and Councillors Foster and Harris advised that they would be attending the meeting to observe discussions.

c) **Dorset Association of Parish and Town Councils (DAPTC) – Second phase of Constitution Review – Area Committees Survey (Purbeck Area Committee)**

Further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 6th July 2020, it was reported that DAPTC was now in the process of undertaking the second part of the review of its Constitution and was seeking the Town Council's views on the current DAPTC Area Committee Structure. It was noted that the Purbeck Area Committee, which was attended by representatives of the Town Council, currently met on a quarterly basis.

Consideration was given to a short survey which included questions about how future meetings should be organised, what topics Councillors wanted to hear about, and how often meetings should be held.

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

A question was raised as to whether a separate online planning training workshop could be arranged with the DAPTC Team for Town Councillors. A reminder was given regarding the trio of planning training workshops which were provided by DAPTC, and the dates of upcoming workshops would be circulated to Councillors accordingly.

6) Items of Information and Matters for Forthcoming Agendas

a) Annual Council Meeting (ACM) – Membership of Council Committees and Working Parties

– a question was raised as to whether consideration could be given to a questionnaire for Councillors to complete prior to the ACM regarding possible committee/working party membership, and what advice and guidance would be required for them to undertake such roles. It was felt that a separate questionnaire could be completed by Committee Chairmen to enable them to provide feedback on their previous year in the role. A further suggestion was made that consideration could also be given to a ‘job description’ for each role.

b) National Planning Policy Framework (NPPF) – a request was made for all members of the Planning and Consultation Committee to have a copy of the NPPF which would assist Members and inform discussions regarding planning applications.

c) Neighbourhood Plan – once the outcome of the proposals in the Government’s ‘Planning for the future’ White Paper was known, a request was made for consideration to be given to a Neighbourhood Plan for Swanage.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 1st February 2021 at 6.30 p.m.

The meeting closed at 8.00 p.m.
