

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 3rd JULY 2023** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Dr M Ayres

Town Clerk

Miss N Clark

Planning and Community Engagement Manager

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

Public Participation Time

The following matter was raised:-

- **Planning application No. P/HOU/2022/06153 10 Court Road, Swanage** – concerns regarding the size and scale of the proposed dormer and two-storey extension, and the potential adverse impact that this could have on the character and appearance of the terrace of six cottages in Court Road. Further concerns included increased overlooking, loss of privacy, adverse impact on neighbour amenity, and potential loss of light. Attention was drawn to the fact that there was no information in the submitted plans regarding method of construction, the properties being over 100 years old with solid walls, and there being only a narrow, unmade, shared footpath around the cottages, or to the differing/stepped garden levels.

1) **Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Foster and Moreton.

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.

Planning

3) **Plans for consideration**

Delegated Applications

Further to Standing Order No. 12) a) viii, it was proposed by the Chair and AGREED:-
That Item 5. on the Planning List be brought forward
to Item 1.

Miss N Clark, Planning and Community Engagement Manager, left the room during consideration of the following item.

P/HOU/2022/06153

10 Court Road, Swanage, BH19 1JE

Two storey rear extension, dormer window, and internal alterations.

OBSERVATION: Recommend refusal, the Town Council has concerns with the proposal as follows:-

There are no rear extensions on the terrace on the same scale as the proposed two-storey extension, which would reduce the natural light in the rear of the adjoining dwelling.

The proposed dormer window would be a dominating feature in the terrace roofs; although there are Velux windows in roofs along the rear of the terrace there are no dormer windows. The pre-patinated zinc and vertical larch boarding of the proposed dormer window would be incongruous in the context of the original unspoiled Edwardian roof tiles of the rest of the terrace. Construction of a dormer window on this scale would cause overlooking to the rear of, particularly, the adjoining dwellings at number 12 and number 8, and potentially to properties in Princess Road as well.

Attention is drawn to the comments made in the pre-application advice issued by Dorset Council, that ‘the dormer would visually dominate and overwhelm the roof space, appearing out of keeping with the existing house. It would not be viewed as a harmonious addition to the existing building and will be harmful to the character and appearance of the area’.

The negative impact of this scale of development on the character of the area is significant given its proximity to the original Court Farm House at 6 Court Road.

The Planning and Consultation Committee also wish to record its concern about the block plan submitted as part of the application. This gives a false impression; the single-storey buildings at the back of both dwellings (10-12 Court Road) are the same length and were quite likely originally a washhouse or other outbuilding.

Miss N Clark re-entered the room and the Town Clerk left the meeting.

P/FUL/2023/03385

45 High Street, Swanage, BH19 2LT

Change of use from C3 (residential) and C1 (backpackers hostel), to C3 (residential) only.

OBSERVATION: No objection.

P/FUL/2023/03413

23 De Moulham Road, Swanage, BH19 1NS

Demolition of dwelling and erection of four dwellings.

OBSERVATION: No objection to redevelopment of the site, subject to consideration being given to the Committee’s recommendations as set out below. Committee Members commented on the improved design of the proposed dwellings, which would be more in keeping with the surrounding area/properties, however, disappointment was expressed regarding the lack of use of traditional/local materials, or sustainable building design principles.

- The Town Council would wish to see greater use of local materials, where using brick this should be Swanage brick, and increased use of Purbeck Stone, e.g. Purbeck Stone sills and quoins – attention is drawn to the Purbeck Local Plan Policy 8.15 Design, in particular point 8.15.1, and the Swanage Local Plan Policy STCD: Swanage Townscape Character and Development, Areas of distinctive local character – ‘These areas include a variety of townscape character

types and new development should protect and enhance the distinctive local characteristics of these areas’.

- The Council is in support of sustainable building design principles to minimise environmental impact, and would wish to see the inclusion of sustainable building principles in the redevelopment proposals, e.g. solar panels, air source heat pumps, electric vehicle charging points, and recommends that this should form part/be a condition of any approved scheme.
- Concerns are also raised regarding potential loss of enclosure, and continued loss of character in the town through redevelopment, namely the existing Purbeck Stone boundary wall. The Council would wish to see as much of the wall retained as part of any approved scheme.

P/HOU/2023/02456

37 Newton Manor Close, Swanage, BH19 1JS

Ground floor rear infill extension, roof conversion with rear facing dormer, and insert first floor window within north east (side) elevation.

OBSERVATION: Recommend refusal, the Town Council has concerns with the proposal as follows:-

Overdevelopment, overbearing structure, overlooking and loss of privacy

- The proposed window in the north east (side) elevation has the potential to overlook the gardens opposite.
- The property is a single-storey bungalow, one of a small close of six built at the same time around a communal garden. This small enclave gives the impression of being designed with retired people in mind.
- None of the bungalows or other properties on this estate have had dormer windows added. Number 37 is adjacent to the road and is on rising ground, a site visit would be required to appreciate the gradient of this. Construction of a dormer window in the rear roof would have a dominating effect on neighbouring properties.
- The photographs supplied in the application documents give a good indication of the dilapidated lean-to structure on the side of the bungalow. The bungalow appears uninhabited and the garden is very overgrown, in contrast to the other neatly-kept bungalows and the rest of the well-kept estate.
- **Loss of enclosure/historic Purbeck Stone wall/adverse impact on street scene/character of area, and sensitive, historic site**
The site is in close proximity to a listed building, Newton Manor, and the wall formed part of the original Newton Manor Estate. Concerns are raised regarding the potential loss of enclosure, and adverse impact the proposal could have on the street scene/character of the area. It is recommended that the restoration of the demolished stone wall be included in any permission granted. Alternatively, reconstruction should be pursued as part of the original grant of permission when the bungalows were built. Attention is drawn to the planning application approved by Purbeck District Council in 1983, No. 6/1983/0247. Condition 4 states: ‘The existing stone wall shown on the submitted plan shall be retained and made good where necessary to the satisfaction of the Local Planning Authority.’ Reason: ‘To safeguard the character and setting of the development’.

P/FUL/2023/03503

Ullwell Farm Caravan Park, Ullwell Road, Swanage, BH19 3DG

Install raised decking beside a static caravan.

OBSERVATION: No objection. However, attention is drawn to previous concerns raised by the Committee in relation to potential fire risks, and associated hazards, that a sizeable number of UPVC and wooden structures in close proximity to one another could have in a caravan park. A recommendation is made that consideration should be given to non-combustible construction materials.

P/RES/2023/03476

Purbeck Heights, Priests Way, Swanage, BH19 2RS

Reserved matters application following outline permission 6/2020/0240 for up to 8 dwellings to consider scale, layout, appearance, and landscaping (7 dwellings proposed).

OBSERVATION: No objection to redevelopment of the site, subject to consideration being given to the Committee's concerns and recommendations as set out below.

Design - Committee Members expressed disappointment at the similar/uniform design of the proposed dwellings which was felt to be uninspiring. Attention was drawn to the Purbeck Local Plan Policy 8.15 Design – in particular 8.15.1 'The Council has a vital role to play in promoting and securing the highest standards of architectural, landscape and townscape design, and in generally ensuring that development and other works reinforce local distinctiveness. Development must generally integrate into the existing context, paying equal regard to environmental quality and residential amenity. Further detail is set out in District design guidance that includes townscape character assessments for Swanage'.

Sustainable building principles – the Town Council wishes it to be noted that it is in support of sustainable building design principles to minimise environmental impact, and would wish to see the inclusion of sustainable building principles in the redevelopment proposals, e.g. solar panels, air source heat pumps, and recommends that this should form part/be a condition of any approved scheme.

Potential loss of historic Purbeck Stone wall - concerns are raised regarding the continued loss of character in the town through redevelopment, namely the existing historic Purbeck Stone boundary wall. The Council would wish to see the wall retained in any approved scheme.

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

a) Process for tree work applications - update received from Tree Officer

Further to Minute No. 4) of the Planning and Consultation Committee Meeting held on 2nd May 2023 it was reported that a response had been received from Dorset Council's Tree Officer regarding the concerns raised by Committee Members, and provided details of the current process in relation to tree works, a copy of which had been circulated with the agenda for information purposes.

The Tree Officer confirmed that there was a 21-day consultation period for all tree works applications, however, town and parish councils were not consulted on all applications, only the ones that included the felling of trees as these application were likely to generate the most local concern. A manual search of the planning portal was therefore recommended prior to each Committee Meeting. If there were any tree works being undertaken that the Council, or any members of the public, had concerns about, then a request was made for photographs/details to be submitted to Dorset Council for investigation accordingly.

Members were pleased to note that a new planning application notification system was being developed which would mean that town and parish councils would be able to set up their own notifications for new planning/tree works applications, although this was still in very early stages of development.

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 (DC) – Public Consultation on Proposed Dog Related Public Spaces Protection Order (PSPO)

Further to Minute No. 5 b) of the Planning and Consultation Committee Meeting held on 2nd May 2023, it was reported that DC's public consultation on a new Dog Related PSPO had now been launched. This PSPO identified where, when, and how dogs could use green spaces and beaches. The Order was restrictive in nature and DC was therefore seeking the views of stakeholders, residents, visitors and businesses, as it was important to make sure that any restrictions were proportionate and consistent across the Dorset Council area. The current PSPO had been in place since January 2021 and was due to expire at the end of 2023.

During the ensuing discussion it was noted that the closing date for responses was 25th August 2023 and, in view of the importance of the consultation, Members were in agreement that further time would be required to review the proposals in greater detail. It was therefore agreed that consideration of the Town Council's response to the consultation would be deferred to the next meeting of the Committee being held on 7th August 2023.

Licensing

6) To note receipt of the following premises licence application, and to determine the Council's response, if any:

a) Easy Life Promotion Limited - Jurassic Dance Festival, Wilkswood Farm, Valley Road, Swanage, BH19 3DX – application for a premises licence to be granted under section 17 of the Licensing Act 2003

It was noted that this was a family-friendly dance music festival, and that a comprehensive application form had been submitted to Dorset Council.

Consideration was given to the application under the four licensing objectives.

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

OBSERVATION: No objection under the four licensing objectives.

7) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council (DC) – The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022 – consideration of areas of land in Swanage to be put forward for DC's review of the PSPO in 2024.

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 7th August 2023.

The meeting closed at 7.55 p.m.
