

SWANAGE TOWN COUNCIL

Dr Martin Ayres
Town Clerk

Town Hall
SWANAGE
Dorset
BH19 2NZ

28th February 2024

Dear Councillor

Planning and Consultation Committee

A meeting of the above Committee will be held at the **TOWN HALL, HIGH STREET, SWANAGE** on **MONDAY, 4th MARCH 2024** at **6.30 p.m.** for the purpose of transacting the business mentioned in the Agenda.

Yours sincerely

Dr M.K. Ayres

Town Clerk.

PLEASE NOTE: **15 MINUTES OF PUBLIC PARTICIPATION TIME WILL BE HELD AT 6.30 P.M. PRIOR TO THE COMMENCEMENT OF THE MEETING.**

To the Town Mayor and Deputy Mayor,
Councillor Harris and Councillors Bonfield,
Finch, Rogers, and Whitwam.
Copies to all Councillors and Chief Officers.

AGENDA

1. Apologies
2. Declarations of Interest and consideration of requests for Grants of Dispensations
(Councillors are reminded of their obligations to declare their interests in accordance with Section 9 and Appendix B of the Council's Code of Conduct)

Planning

3. Plans for consideration (Schedule enclosed)
4. Applications for tree works - opportunity to raise any matters of concern
5. Sandbanks Ferry application for proposed increase in tolls – further to discussions at the Extraordinary Council Meeting held on 26th February 2024 - to agree the grounds for objection to the application, and consider a draft submission to the Secretary of State for Transport (Copy briefing note enclosed)

Consultation

6. Dorset Council – Local Transport Plan – Opportunities and Issues Survey
(Closing date for public responses 3rd May 2024)

For further information, and to take part in the survey, please visit:

<https://www.dorsetcouncil.gov.uk/roads-highways-maintenance/transport-planning/local-transport-plan/local-transport-plan-4>

Licensing

7. To note receipt of the following premises licence application, and to determine the Council's response, if any:
 - a) Mr J Tillman, Smoke on the Water Ltd, High Street, Swanage, BH19 2FH – application for a premises licence to be granted under section 17 of the Licensing Act 2003
(Any representations must be received by 4th March 2024)

For further information and to view the premises licence application please visit:

- <https://www.dorsetcouncil.gov.uk/business-consumers-licences/licences-and-permits/alcohol-and-entertainment-licences/comment-on-a-licence-application/current-licence-applications>
- Please see the revised guidance issued under Section 182 of the Licensing Act 2003 https://assets.publishing.service.gov.uk/media/65a8f578ed27ca000d27b1f9/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_-_December_2023.pdf for more information, in particular paragraphs 8.13-8.14 and Chapter 9, before making any representations

Neighbourhood Planning

8. Matters arising from Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 5th February 2024 (Copy to follow)
 9. Items of Information and Matters for Forthcoming Agendas
 10. Date of next meeting – Monday 8th April 2024
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SWANAGE TOWN COUNCIL

PLANS FOR CONSIDERATION ON 4th MARCH 2024

Delegated Applications		
1.	P/FUL/2024/00475	6 High Street, Swanage, BH19 2NT Change of use from retail shop to new residential unit. Revisions to windows, provide 1.2m Purbeck Stone wall with a pair of black metal rail gates.
2.	P/FUL/2024/00975	12 Ballard Estate, Swanage, BH19 1QZ Replacement dwelling (demolish existing dwelling and garage).
3.	P/HOU/2024/00443	Sentry Cottage, Sentry Road, Swanage, BH19 2AG Erect first floor rear extension and extended deck to create covered store.
4.	P/HOU/2024/00699	Sentry Cottage, Sentry Road, Swanage, BH19 2AG Kitchen extension, and extended deck to create covered store.
5.	P/HOU/2024/00520	3 South Road, Swanage, BH19 2QR Single storey extension.
6.	P/HOU/2024/00557	10 Court Road, Swanage, BH19 1JE Erect two storey rear extension, with a third floor rear facing dormer Includes internal alterations.
7.	P/HOU/2024/00670	2A Drummond Road, Swanage, BH19 2DX Single storey rear extension, internal alterations, reclad, reroof, and replacement windows. Rear decking, and proposed detached garden room. Creation of further parking space.
*8.	P/HOU/2024/00782	14 Cauldron Barn Road, Swanage, BH19 1QF Install roof light window to master bedroom.
9.	P/HOU/2024/00973	22 Burlington Road, Swanage, BH19 1LS Erect second storey extension over existing flat roof to create gym and study. Roof to have conservation rooflights, and PV panels.
*10.	P/HOU/2024/01003	8 Walrond Road, Swanage, BH19 1PB Demolition of two storey rear extension and outbuildings to create new single storey side extension, and detached annex.
11.	P/LBC/2024/00626 LISTED	Listed Building Consent Ullwell House, Ullwell Road, Swanage, BH19 3DG Installation of through floor lift.
12.	P/LBC/2024/00855 LISTED	Listed Building Consent 39 Jubilee Road, Swanage, BH19 2SE Proposal to replace two modern (late 20th century) windows with two new windows.

Appeal Information		
13.	P/HOU/2023/01158	<p>Appeal Reference: APP/D1265/W/23/3332774 233 High Street, Swanage, BH19 2NG Erection of a bin store in front garden to house the wheelie bin and recycling bins, replace fence. Appeal start date: 1st February 2024 An appeal has been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. Please see attached Notification of Appeal letter for further information.</p>
For Information Only		
*14.	P/CLP/2024/00430	<p>Certificate of Lawful Use Proposed 33 De Moulham Road, Swanage, BH19 1NT Convert existing integral garage into a habitable room, and replace garage doors.</p>
15.	P/NMA/2024/00836	<p>Non Material Amendment Purbeck Centre, Northbrook Road, Swanage, BH19 1QE Non material amendment to approved planning application 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), to amend the roofs of the approved bin and cycle stores from hipped with slate coloured tiles, to mono pitched with grey polycarbonate, due to the availability of materials.</p>
*16.	P/NMA/2024/00881	<p>Non Material Amendment 3 De Moulham Road, Swanage, BH19 1NP Non material amendment to install air source heat pumps to approved planning application P/VOC/2022/00182 (Variation of condition 2 of 6/2020/0452. (Variation of condition 2 of planning permission 6/2019/0648 (Demolish existing dwelling, and erect four new houses with off-street parking and gardens.) to alter the height of the buildings, alterations to the roof to include PV panels, erection of a bin store, and alterations to terraces and party walls.) and (as amended by non material amendment 6/2021/0239) to allow the retention of an existing stone wall.)</p>
17.	P/NMA/2024/00922	<p>Non Material Amendment 18 Sandbourne Close, Swanage, BH19 2LQ Non material amendment to change rear door/window to one larger door, remove window to ensuite, install additional sun tunnel to planning permission P/HOU/2023/06867 (Erect rear extension.).</p>

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 *.



**Dorset
Council**

Planning Services

County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ

📞 01305 838336- **Development**

📞 01305 224289- **Minerals & Waste**

🌐 www.dorsetcouncil.gov.uk

P - Swanage TC

Date: 8 February 2024

Contact: Emma Macdonald

Our
Ref: P/HOU/2023/01158

Phone: 01305 838336

Email: appeals@dorsetcouncil.gov.uk

Dear Sir/Madam

**Notification of Appeal
Town and Country Planning Act 1990**

Application No: P/HOU/2023/01158
Location: 233 High Street Swanage BH19 2NG
Description: Erection of a bin store in front garden to house the wheelie bin and recycling bins, replace fence
Appeal Reference: APP/D1265/W/23/3332774
Appellant: Mrs Marianne Inkpen
Appeal Start Date: 1 February 2024

An appeal has been made to the Secretary of State, appeal against Refusal of Dorset Council.

You may view the documents relating to this appeal online at
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment.aspx>

The appeal will be determined on the basis of **Written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

This means that you will be given the opportunity to submit representations on the appeal. We have forwarded all the representations made to us on the planning application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

Any further representations you may wish to make must be received by 7 March 2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the Inspectorates appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be

Planning Service privacy notice can be found at:

www.dorsetcouncil.gov.uk/your-council/about-your-council/data-protection/service-privacy-notices/planning.aspx

copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at Planning Inspectorate. If you do not have access to the internet, you can send them to:

Contact Name: Heather Langridge

Address: West 1
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

When made the decision will be published online at <https://acp.planninginspectorate.gov.uk>, and will be made available on our website where the appeal decision will form part of the application decision. You can get a copy of one of the Planning Inspectorate's Guide to taking part in planning appeals booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

If I can be of any further assistance please do not hesitate to contact me on the details above.

Yours faithfully,

Tracey Webley
Technical Support Officer