

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 6th MARCH 2023** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor W Trite

Swanage Town Council

Miss N Clark

Planning and Community Engagement Manager

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

Public Participation Time

The following matter was raised:-

- **Prior Approval Enquiry No. P/PAEL/2023/00167** Swanage Town and Herston FC, Bonfields Avenue, Swanage, BH19 1NN Proposed base station installation upgrade to the existing telecommunications installation - a short presentation provided regarding the rollout of 5G technology, its benefits, and also the possible risks to public health, the environment and wildlife.

The meeting commenced at 6.50 p.m.

1) **Apologies**

There were no apologies to report for inability to attend the Meeting.

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

P/FUL/2022/04653

Reconsultation - Amended plans

Royal Victoria Apartments and Pier View Flats, 1 High Street, Swanage, BH19 2LN

Alterations to recycle bin store within the curtilage of listed building.

OBSERVATION: Recommend refusal. The Town Council feels that the minor amendments made to this proposal do nothing to mitigate the Council's original concerns as set out in its comments dated 7th November 2022, which remain the same, as detailed below.

Proposed raised, open store to replace existing enclosed store – an open store would not be environmentally appropriate in this location. The floor of the proposed store will be raised up, with larger waste bins open and exposed, which could potentially attract other waste/rubbish from surrounding properties/businesses/passers-by, small pests/vermin, and increase odour nuisance, which would be exacerbated in the warmer summer months.

Members undertook a site visit to view the existing closed bin store and reported that a strong unpleasant odour was evident during the visit. There are circa 30 dwellings in total using these facilities, many of which are used as busy holiday lets, and it is therefore felt that the proposal for an elevated, open store would be wholly inappropriate and unhygienic.

Overlooking/loss of privacy/adverse impact on neighbour amenity – the floor of the proposed new store will be raised, the existing roof removed, and would be within two metres of the bedroom and living room windows of the adjacent property at 2 Marshall Row, and its courtyard garden, and would be seriously detrimental to the amenity of the residents of this property, which is lower than the store.

Adverse impact on a Listed Building – the proposal is considered to be out of keeping with the character of the area and does nothing to enhance the appearance of the Listed Building or its setting within the Swanage Conservation Area.

Attention is drawn to the fact that there are more suitable areas within this area to install a new bin store, e.g. the corner of the car park area which would also make the bins far more accessible to the waste vehicles/operatives, and would be the furthest point away from residents' properties. There is also a large shared garden area. The Town Council therefore recommends that consideration is given to the siting of a new store in an alternative, more appropriate, location at this property.

However, if officers are minded to approve the proposal as submitted then a request is made for the application to be referred to the Eastern Area Planning Committee for careful consideration at a future meeting, and that it would be vital for the Committee to undertake a site visit prior to the meeting to view and fully appreciate the impact that this proposal would have on the Listed Building, and adjacent property at 2 Marshall Row.

The Town Council wishes it to be noted that these objections/comments also relate to related planning application No. P/LBC/2022/05648 Pier View Flats, Seymer Road, Swanage, BH19 2AQ.

P/LBC/2022/05648
LISTED

Reconsultation - Amended plans

Listed Building Consent

Pier View Flats, Seymer Road, Swanage, BH19 2AQ

Bin store within the curtilage of Royal Victoria Apartments and Pier View Flats.

OBSERVATION: Recommend refusal. The Town Council feels that the minor amendments made to this proposal do nothing to mitigate the Council's original concerns as set out in its comments dated 7th November 2022, which remain the same, as detailed below.

Proposed raised, open store to replace existing enclosed store – an open store would not be environmentally appropriate in this location. The floor of the proposed store will be raised up, with larger waste bins open and exposed, which could potentially attract other waste/rubbish from surrounding properties/businesses/passers-by, small pests/vermin, and increase odour nuisance, which would be exacerbated in the warmer summer months.

Members undertook a site visit to view the existing closed bin store and reported that a strong unpleasant odour was evident during the visit. There are circa 30 dwellings in total using these facilities, many of which are used as busy holiday lets, and it is therefore felt that the proposal for an elevated, open store would be wholly inappropriate and unhygienic.

Overlooking/loss of privacy/adverse impact on neighbour amenity – the floor of the proposed new store will be raised, the existing roof removed, and would be within two metres of the bedroom and living room windows of the adjacent property at 2 Marshall Row, and its courtyard garden, and would be seriously detrimental to the amenity of the residents of this property, which is lower than the store.

Adverse impact on a Listed Building – the proposal is considered to be out of keeping with the character of the area and does nothing to enhance the appearance of the Listed Building or its setting within the Swanage Conservation Area.

Attention is drawn to the fact that there are more suitable areas within this area to install a new bin store, e.g. the corner of the car park area which would also make the bins far more accessible to the waste vehicles/operatives, and would be the furthest point away from residents' properties. There is also a large shared garden area. The Town Council therefore recommends that consideration is given to the siting of a new store in an alternative, more appropriate, location at this property.

However, if officers are minded to approve the proposal as submitted then a request is made for the application to be referred to the Eastern Area Planning Committee for careful consideration at a future meeting, and that it would be vital for the Committee to undertake a site visit prior to the meeting to view and fully appreciate the impact that this proposal would have on the Listed Building, and adjacent property at 2 Marshall Row.

The Town Council wishes it to be noted that these objections/comments also relate to related planning application No. P/LBC/2022/05648 Pier View Flats, Seymer Road, Swanage, BH19 2AQ.

P/FUL/2022/06905

33-43 The Chatsworth Centre, Ulwell Road, Swanage, BH19 1LG
Extensions and remodelling of central link between 39 and 41 Ulwell Road (following change of use permission P/FUL/2022/01256) to create a separate dwelling with permission for residential use.

OBSERVATION: No objection to the redevelopment proposals, the Town Council feels that these will preserve the nature/character of the area. However, concerns are raised regarding the proposed design/type of fenestration, front door and fascia board to be installed, it is recommended that this should be more in keeping with the Edwardian architecture of the attached buildings.

- P/HOU/2023/00223 **3 Heather Close, Swanage, BH19 2QZ**
Erect a single storey extension to rear of existing bungalow.
OBSERVATION: No objection.
- P/HOU/2023/00520 **4A Ulwell Road, Swanage, BH19 1LH**
Proposed rear terrace.
OBSERVATION: No objection.
- P/HOU/2023/00638 **30 Manwell Road, Swanage, BH19 2QD**
Raise the roof to create first floor extension with dormers and solar panels, replace front entrance porch, and erect rear roof terrace (over existing conservatory) with staircase.
OBSERVATION: No objection to redevelopment of the property. However, concerns are raised regarding the proposal as submitted as follows:
Overdevelopment/layout and density of building design/scale – large size and scale of the proposed dormers, glazing and balcony, which are not in keeping with the street scene/character of the area, of mostly modest chalet bungalows, and recommends that consideration should be given to reducing the size of these, and the installation of appropriate screening/obscured glass as part of any approved scheme.
Top of hill location/overlooking/loss of privacy – concerns held regarding the potential adverse impact on neighbour amenity, overlooking, and loss of privacy, the property being in a prominent position/the last house at the top of the hill.

The Town Council is pleased to note that solar panels are proposed.
- P/HOU/2023/00692 **35 Richmond Road, Swanage, BH19 2PZ**
Erect rear extension and extend front hardstanding to form additional car space.
OBSERVATION: No objection.
- P/HOU/2023/00783 **April Cottage, 82C High Street, Swanage, BH19 2NY**
Replace porch with UPVC. Remove ground floor window and install bifold doors, install roof light to first floor balcony, and replace fenestration to rear with different style of window.
OBSERVATION: No objection.
- P/HOU/2023/00981 **9 Bon Accord Road, Swanage, BH19 2DN**
Additional solar panels to existing array in garden.
OBSERVATION: No objection.
- P/LBC/2022/07151 **Listed Building Consent**
LISTED **207 High Street, Swanage, BH19 2NG**
Supply and fit ten new windows, and paint to match existing. Supply and fit new back door to match existing. Paint exterior front and rear walls to match existing.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.

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 document, and to determine the Council's preferred method of response, if any:**

a) **Dorset Council (DC) – Review of The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022 – consideration of representation to Dorset Council for Swanage to be included in the PSPO**

Further to Minute No. 8 a) of the Planning and Consultation Committee Meeting held on 6th February 2023 (and Minute No. 5) of the Committee Meeting held on 3rd October 2022) consideration was given to the Town Council's representation to DC for Swanage to be included in The Dorset Open Land Anti-social Behaviour Related PSPO.

During the discussion a question was raised as to what types of land could be included in the PSPO, and attention was drawn to the fact that the Town Council had recently declared Peveril Point and The Downs as a Local Nature Reserve, and whether this area could be protected by such an Order. Questions were also raised regarding local parks and gardens, and Suitable Alternative Natural Greenspaces, and what evidence would be required by DC to support the Council's submission.

Following discussion it was agreed that further information would be required from DC prior to a representation being submitted, and officers would therefore make contact with DC's Community Safety Team for advice and guidance, which would be reported back to a future Committee Meeting.

Licensing

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

a) **Alliance Property Holdings Limited – McColls, 6 Institute Road, Swanage, BH19 1BX - application for a premises licence to be granted under section 17 of the Licensing Act 2003**

It was noted that this was an existing/established business situated in the town centre, and that McColl's Retail Group plc had previously completed a sale of the business and assets of the Group to Alliance Property Holdings Limited. Consideration was therefore given to the new owner's application under the four licensing objectives.

It was proposed by Councillor Harris, seconded by Councillor Whitwam and RESOLVED UNANIMOUSLY:-

OBSERVATION: No objection under the four licensing objectives.

Neighbourhood Planning

7) **To approve the Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 20th February 2023**

It was proposed by Councillor Harris, seconded by Councillor Whitwam and RESOLVED UNANIMOUSLY:-

That the Minutes of the Swanage Neighbourhood Plan Sub-committee Meeting held on 20th February 2023 be approved as a correct record.

8) **Matters arising from Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 23rd January 2023**

There were no matters raised.

Traffic Management Advisory Committee

9) To approve the Minutes of the Meeting of the Traffic Management Advisory Committee held on 22nd February 2023

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

That the Minutes of the Traffic Management Advisory
Committee Meeting held on 22nd February 2023 be
approved as a correct record.

It was noted that the recommendations made under Minute No. 3 a) would be considered under Agenda Item 10.

10) To consider recommendations set out in the Minutes of the Meeting of the Traffic Management Advisory Committee held on 22nd February 2023

3) Highway Matters – to formulate Council’s views on the following:

- a) High Street, Herston – to consider referring the request for traffic management improvements to be made in the vicinity of Costcutter, High Street, Swanage to Dorset Council
- b) High Street, Swanage – to refer the request for a change in parking restrictions in the High Street, Swanage (the section between the Methodist and United Reformed Churches) to Dorset Council
- c) Rabling Lane/Rabling Road, Swanage – to refer the request for an extension to the double yellow lines (DYLs) in Rabling Road, at the junction with Rabling Lane, to improve visibility and junction safety, to Dorset Council

An overview of discussions held at the Traffic Management Advisory Committee Meeting was provided by the Chair of the Advisory Committee, Councillor Whitwam. Consideration was then given to the recommendations set out in the minutes, which were discussed in turn (as above).

During the discussion attention was drawn to Rule 243 of the Highway Code which stated ‘Do not stop or park: opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space’, and that Blue Badge holders could not park on DYLs if it caused an obstruction/was dangerous to do so. Comments were made that it would be appropriate to educate drivers and that enhanced enforcement action should be taken by Dorset Council’s Enforcement Officers, which was vital in the interests of safety, and should reduce instances of indiscriminate/illegal parking in future.

Following a lengthy debate, it was proposed by Councillor Whitwam, and seconded by Councillor Harris:-

That the Planning and Consultation Committee
approves the recommendations of the Traffic
Management Advisory Committee as set out in the
Minutes of the Meeting dated 22nd February 2023,
and the table below.

Upon being put to the Meeting, SIX Members voted IN FAVOUR of the Proposition, and there was ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

Location	Concern raised	Recommended solution
a) High Street, Herston	Improved traffic management for increased pedestrian safety	Pedestrian crossing in the vicinity of Costcutter, 208 High Street. Refer to Dorset Council to consider improvement to traffic management and determine next steps.
b) High Street, Swanage (section between the Methodist and United Reformed Churches)	Request for the removal of parking restrictions in the winter months and extension from one hour to two hours in the summer months	Alteration to parking restrictions in the High Street (section between the Methodist and United Reformed Churches). Refer to Dorset Council to consider a change to the parking restrictions.
c) Rabling Lane/Rabling Road, Swanage	Request for an extension of double yellow lines in Rabling Road, at the junction with Rabling Lane	Refer to Dorset Council to consider an extension to DYLS, or alternative measures.

11) Items of Information and Matters for Forthcoming Agendas

a) Antisocial behaviour – it was reported that the Swanage Railway dining train had been vandalised and a fire had been started, and that this had been the worst case of vandalism ever seen by the Railway. Concerns were raised that increased incidents of vandalism had recently been experienced around the town, including to Town Council property, and also shoplifting. Further concerns were raised regarding reduced police resources and coverage in Swanage. A question was therefore raised as to whether a representation could be made to Dorset Police regarding these concerns and the impact such issues have on the local community.

12) Date of next meeting - Monday 3rd April 2023

a) Consideration of change in date of the Committee's May 2023 meeting (due to additional Bank Holiday on 8th May following the Coronation of King Charles III on 6th May)

In view of the additional Bank Holiday on 8th May, it was agreed that the date of the May Committee Meeting would be rescheduled for Tuesday 2nd May 2023 at 6.30 p.m.

The meeting closed at 7.55 p.m.
