

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 6th JUNE 2022** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Dr M Ayres

Town Clerk

Miss N Clark

Administration and Communications Manager

Mr N Homer

ONEill Homer Planning Consultants

Mrs L Haim

ONEill Homer Planning Consultants

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

Public Participation Time

There were no matters raised.

The Chair welcomed and introduced Mr Neil Homer and Mrs Leani Haim, ONEill Homer, Planning Consultants to the Meeting.

Mr Homer and Mrs Haim then gave a presentation on neighbourhood planning project support services provided by ONEill Homer, which included details of previous successful projects undertaken, the company's approach and proposition, and how they would be able to assist the Town Council in the neighbourhood planning process and take forward the Swanage Neighbourhood Plan.

An extremely helpful 'Question & Answer' session was held with the consultants following the presentation.

The Chair thanked Mr Homer and Mrs Haim for the very informative presentation, and for taking the time to answer the Committee's/attendees' questions.

Mr Homer and Mrs Haim left the Meeting at 7.40 p.m.

1) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Finch and Rogers.

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.

Planning Application No. P/FUL/2022/03004 4 Hillview Road, Swanage, BH19 2QX – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of close neighbours of the applicants.

There were no declarations to record on this occasion.

3) **ONEILL HOMER – presentation on neighbourhood planning project support services**

Further to Minute No. 157 (e) of the Council Meeting held on 14th March 2022, and the presentation given during Public Participation Time, consideration was given to the content of the presentation, the neighbourhood planning support services provided by ONEILL HOMER, Planning Consultants, and the cost of these services. It was noted that the company had worked with 51 planning authority areas, including Dorset, and had been involved in 100 successful neighbourhood plans and referendums.

For a project of the scope of the proposed Swanage Neighbourhood Plan, the company's day rate would be £550 +VAT per day, and it was estimated that the cost would be between £30,000-£40,000. Any variations to this would be by agreement in advance. It was noted that the Council had already set aside a budget of £15,000 to commence this work, and it was anticipated that grant funding of £18,000 would be available to the Council from Locality.

During the discussion, Members commented that they had been impressed by the wealth of knowledge of the consultants, and the research that they had undertaken regarding Swanage and the Swanage Local Plan, and were in agreement that a recommendation should be made to the next Council Meeting regarding the engagement of ONEILL HOMER to provide neighbourhood planning services to the Town Council.

During the presentation, the consultants had recommended that the Council considered appointing an interim steering group to discuss priorities for the plan, which would make the project more manageable from the outset. Comments were made that it would be prudent to invite members of the Swanage Local Plan Steering Committee to join the group.

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

TO RECOMMEND:

- That approval be given to the appointment of ONEILL HOMER, Planning Consultants, to take the Neighbourhood Planning process forward, and agree to their charging rates as set out in their presentation document dated June 2022.
- To agree to the establishment of a steering group, and invite members of the Swanage Local Plan Steering Committee to join.

4) **Planning**

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.

Prior to consideration of the following planning application the Chair invoked Standing Order No.1 p. to briefly suspend the meeting at 7.50 p.m. so as to allow members of public present to address the Committee, and respond to questions regarding/relevant to the application.

Further to her declaration under Minute No. 2) Councillor Harris remained in the room during consideration of the following item but did not take part in any discussion or vote.

P/FUL/2022/03004 **4 Hillview Road, Swanage, BH19 2QX**

Demolish existing garages, erect replacement garages, and provide ancillary accommodation to serve No. 4 Hillview Road.

OBSERVATION: Recommend refusal. The plans present what appears to be a separate dwelling with its own front door. Concerns are raised as follows:-

Overdevelopment/layout and density of building design/scale/increase in footprint – the proposal is considered to be overdevelopment and would be out of keeping with the character of the area/size and scale of surrounding buildings/garages. Further concerns are held that the proposal appears to create a new residential dwelling, not just replacement garages/a garden room, and that this will lead to a change of use in the future. The Town Council would wish it to be noted that it should be stipulated in any approved proposal for the new garden room/garages, that they should be used solely for purposes incidental to the residential use of No.4 (and The Croft), and that it would object to:

- Any future conversion of the garages/garden room to residential use.
- Severance to create a separate plot for future habitation.
- Creation of a separate address.

Although not a material planning consideration, the Town Council would also wish to draw attention to previous comments it has lodged with Dorset Council regarding garage conversions/developments, and that this application must not be regarded as setting a precedent for future planning applications for the conversion of garages to living accommodation in the vicinity.

Out of date location/block plan – the plan submitted with the planning application is misleading as it shows the property prior to a single storey front extension having been built on to the property (No. 4), approved planning application Nos. 6/2017/0283 and 6/2017/0416 refer. The space between the property and the proposed building is therefore less than that shown on the plan.

Overlooking/loss of privacy – concerns held regarding potential overlooking, and loss of privacy/neighbour amenity.

P/FUL/2021/03257 **Reconsultation – amended plans**

Clarence Cottage, 2 Chapel Lane, Swanage, BH19 2PW

Conversion of existing garage and single storey extension to provide ancillary residential accommodation to Clarence Cottage.

OBSERVATION: Recommend refusal on the grounds that the proposal fails to preserve or enhance the character and appearance of the Swanage Conservation Area – iconic local Grade II Listed building, Clarence Cottage and east boundary walls to the garden. 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 8th November 2021, and which remain the same. Concerns are raised as follows:-

Layout and density of building design - the proposed building appears large and dominating, is considered to be overdevelopment in a limited space (triangle of land in between the footpaths of Chapel Lane and Queens Road), and would be out of keeping with/detrimental to the important street scene and character of the area:-

- Wholly inappropriate/unsympathetic design/use of materials, in close proximity to a listed building, and conflicts with/compromises the Swanage Conservation Area (Purbeck Stone cottage and walls).
- Proposed replacement building dwarves the existing building and obscures view of Clarence Cottage.

- Potential overlooking, loss of privacy and neighbour amenity.

Attention is drawn to the Swanage Local Plan as follows:-

Townscape character - Point 192. Policy D (Design) of PLP1 indicates that all development proposals should reflect the good practice advice, including appropriate densities, contained in district design guidance including the townscape character assessment for Swanage. Following the historic environment and townscape character workshop, held in 2014, the Swanage Local Plan Steering Group has identified four areas of distinctive local character, where new development should protect and enhance that character. Guidelines for development in these areas are set out in policy STCD (Swanage Townscape Character and Development).

Policy STCD: Swanage Townscape Character and Development

Areas of high townscape value – The two areas of high townscape value are shown on Map 9. These include parts of the Swanage and Herston Conservation Areas and are areas which contain an urban environment of high townscape value. The overall character of these areas should be protected and enhanced as a result of new development. Any development proposal should be sympathetic to the historical and vernacular context of the area. New development should be appropriate to the setting in form and scale and this should not exceed the density levels of existing development within each street of the area.

Further comments are made regarding the continued loss of character, and buildings/features of architectural and historic interest, in Swanage and the impact that this is having on the town’s Conservation Areas and the AONB.

The submitted plans are considered to be misleading, being an artist’s impression only, and give the impression that the land around the property is flat, and not on a slope - Members would wish to reiterate the Town Council’s ongoing concerns regarding the lack of site visits being undertaken by the local planning authority, which are considered to be a vital part of the planning process, and therefore recommends that the planning officer and design and conservation officer visits the property accordingly.

P/LBC/2021/03258
LISTED

Reconsultation – amended plans

Listed Building Consent

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Policy STCD: Swanage Townscape Character and Development Areas of high townscape value – The two areas of high townscape value are shown on Map 9. These include parts of the Swanage and Herston Conservation Areas and are areas which contain an urban environment of high townscape value. The overall character of these areas should be protected and enhanced as a result of new development. Any development proposal should be sympathetic to the historical and vernacular context of the area. New development should be appropriate to the setting in form and scale and this should not exceed the density levels of existing development within each street of the area.

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P/CLP/2022/02933

9 Hillsea Road, Swanage, BH19 2QL

Alterations to existing roof to provide a complete pitched roof (in lieu of part flat).

OBSERVATION: No objection. The Committee feels that the proposal will improve the appearance of the property.

- P/FUL/2022/02979 **42 High Street, Swanage, BH19 2NX**
 Infill of rear balcony with conservatory style walls/roof to create a wash-up room for the café.
OBSERVATION: No objection, the Committee feels that the proposal will improve facilities for the business.
- * P/HOU/2022/02884 **Beach House, 32 Walrond Road, Swanage, BH19 1PD**
 Erect garage and make alterations to drive. Convert existing integral garage to workshop, block up existing door and form new doorway.
OBSERVATION: No objection.
- P/HOU/2022/02985 **The Rookery, Seymer Road, Swanage, BH19 2AQ**
 Enclose existing covered space to create a new porch.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.
- P/LBC/2022/02986 **Listed Building Consent**
LISTED **The Rookery, Seymer Road, Swanage, BH19 2AQ**
 Enclose existing covered space to create a new porch.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.
- P/HOU/2022/03150 **21 Bay Crescent, Swanage, BH19 1RB**
 Rear extension, internal alterations, and convert roof.
OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking, and loss of privacy.
- P/HOU/2022/03230 **24 Princess Road, Swanage, BH19 1JQ**
 Erect first floor to garage.
OBSERVATION: No objection.
- P/LBC/2022/02992 **Listed Building Consent**
LISTED **Belvedere, Seymer Road, Swanage, BH19 2AL**
 Replacement of two windows, adding new window at the front elevation, adding air bricks, laying new lime mortar where damaged, internal layout alterations, and replacement of internal doors. Part of the retaining walls around the property and steps on the side to be rebuilt like for like.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.

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 *.

- 5) **Applications for tree works - opportunity to raise any matters of concern**
 There were no matters raised.

Consultation

- 6) **National Association of Local Councils (NALC) – Direct Funding for Local Councils Survey**

It was reported that NALC was seeking the views of local councils to prove to the government why local councils needed to be able to be directly funded by central government for certain projects. NALC would be using the results of the survey to produce a report with case studies as a tool for the sector to lobby the government on this crucial matter.

During the ensuing debate Committee Members discussed much needed funding for the town/local community regarding the provision of vital health and wellbeing services, and for the development of sports facilities, and were in support of direct government funding for local councils for projects such as these. Members completed the survey during the meeting, and the answers were submitted online accordingly.

Licensing

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

a) Mrs K B Trafford, Coastal Crust Pizza, Unit 16, Anvil Centre, Prospect Business Park, Swanage, BH19 1EJ – application for a premises licence to be granted under section 17 of the Licensing Act 2003

It was reported that this was an existing unlicensed takeaway, with seating areas inside and outside of the premises, operating from a commercial unit in the Anvil Centre, Prospect Business Park, which had made an application for a premises licence to permit the sale of alcoholic drinks to customers to enhance the business. It was noted in the application that the standard opening hours of the business were from 4.30 p.m. until 8.30 p.m, Wednesday to Saturday each week. Consideration was given to the application under the four licensing objectives.

OBSERVATION: No objection under the four licensing objectives.

8) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council Planning Update for Town and Parish Councils, 27th May 2022 – update – it was reported that Councillor Harris had attended DC's meeting held on 27th May, and provided a brief update on proceedings. The presentation slides from the meeting would be circulated to Committee Members for their information in due course.

b) Dorset Council, Community Infrastructure Receipts – 1st October 2021 to 31st March 2022 (financial year 2021/22) – details of the CIL receipts for developments being undertaken in Swanage, for the period 1st October 2021 to 31st March 2022, were provided for information purposes. It was noted that the sum of £8,434.03 would be transferred from Dorset Council to the Town Council in due course.

9) Date of next meeting

The date of the next meeting had been scheduled for Monday 4th July 2022.

The meeting closed at 9.10 p.m.
