

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 7<sup>th</sup> NOVEMBER 2022** 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 was one member of the public present at the meeting.

### **Public Participation Time**

The following matter was raised:-

- **Planning Application Nos. P/FUL/2022/04653 & P/LBC/2022/05648** – concerns regarding proposals for substantial alterations to be made to a bin store, and the installation of an additional bin store, within the curtilage of Royal Victoria Apartments and Pier View Flats, which included environmental health concerns, potential adverse impact on a Listed Building/the Swanage Conservation Area, overlooking and loss of privacy/neighbour amenity.

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.

3) **To consider amended Terms of Reference for the Planning and Consultation (P&C) Committee**

Further to Minute No. 78 of the Council Meeting held on 26<sup>th</sup> September 2022, consideration was given to amended Terms of Reference for the Planning and Consultation Committee. It was reported that the Council's committee structure had been reviewed and revised, and the recently established Swanage Neighbourhood Plan Sub-committee, and Traffic Management Advisory Committee would be reporting to the P&C Committee going forward.

As a result of these changes, it was noted that the P&C Committee would be overseeing the development and review of the SNP, proposals for improved traffic management within the parish, maintenance of heritage assets and consideration of heritage-related projects.

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

That the amended Terms of Reference for the Planning and Consultation Committee dated 2<sup>nd</sup> November 2022 be brought forward to the Council for adoption.

**4) Neighbourhood Planning**

**a) To approve the Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 26<sup>th</sup> October 2022**

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

That the Minutes of the Swanage Neighbourhood Plan Sub-committee Meeting held on 26<sup>th</sup> October 2022 be approved as a correct record.

**b) Matters arising from Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 26<sup>th</sup> October 2022**

There were no matters raised.

**5) Traffic Management Advisory Committee**

**a) To approve the notes of the informal Meeting of the Traffic Management Advisory Committee held on 12<sup>th</sup> October 2022**

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

That the Minutes of the Traffic Management Advisory Committee Meeting held on 12<sup>th</sup> October 2022 be approved as a correct record.

**b) Matters arising from notes of the informal Meeting of the Traffic Management Advisory Committee held on 12<sup>th</sup> October 2022**

**(i) To approve Terms of Reference for the Traffic Management Advisory Committee**

Further to Minute No. 3 above, consideration was given to Terms of Reference for the newly established Traffic Management Advisory Committee.

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

That the Terms of Reference for the Traffic Management Advisory Committee dated October 2022 be adopted.

Updates were then given on the following matters contained within the Minutes for the benefit of those councillors who were not at the Advisory Committee meeting:-

- **Highway Safety Matters – Washpond Lane (Herston Yards Campsite to The Swanage School, and St Mark's Primary School)** – concerns had been raised regarding the significant increase in numbers of families housed by Dorset Council (DC) in Herston Yards, and now using the lane to walk to/from school. It was reported that Cllr Spencer Flower, Leader of DC, had recently undertaken a visit to Swanage, which had included a tour of The Swanage School, and the concerns regarding pedestrian safety in the lane had been discussed with him. The possibility of a school minibus service had been raised, along with a request for DC's Housing, Education and Highways Teams to work together regarding these concerns.

- **Parking Enforcement Matters** – concerns were raised regarding regular instances of inconsiderate parking seen on the pavement in the Stone Quay area. A request was made for the Advisory Committee to consider a recommendation to DC to install kerb lips in this area as soon as possible. However, comments were made that ownership of the area was not clear and that DC’s parking enforcement officers did not currently patrol this area. Councillor Trite as Dorset Councillor agreed to seek clarification from DC regarding this matter.
- **Representation of Outside Bodies** - comments were made that it would be important for representatives of Dorset Police to attend meetings of the Advisory Committee when pertinent for them to do so, and in particular when concerns regarding road safety had been included on the Agenda (e.g. Washpond Lane as above). It was confirmed that the Agenda would be circulated to the local Police Team ahead of each meeting.

## Planning

### 6) Plans for consideration

#### Delegated Applications

P/FUL/2022/04653 **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 has major concerns with the proposal as submitted as follows:-

**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**

**Listed Building Consent**

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

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

**OBSERVATION:** Recommend refusal. The Town Council has major concerns with the proposal as submitted as follows:-

**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/FUL/2022/04653 Royal Victoria Apartments and Pier View Flats, 1 High Street, Swanage, BH19 2LN.

P/FUL/2022/06193

**Revised Plans**

**56 Bell Street, Swanage, BH19 2SB**

Severance of land for the erection of a bungalow with car parking.

**OBSERVATION:** No objection to development of the site, however, the Town Council recommends refusal of the plans as submitted, concerns are held as follows:-

**Visual appearance and finishing materials/potential adverse impact on the character of the Herston Conservation Area** – poor design of the proposed dwelling, which does nothing to enhance the site's setting within the Conservation Area, which has many buildings of special historic and architectural interest. The Council recommends greater use of traditional/local materials e.g. Swanage brick, Purbeck Stone window sills, lintels and quoins, in any approved scheme, which would be more in keeping with surrounding properties – **Purbeck Local Plan Policy 8.15 Design**. Attention is also drawn to the **Swanage Townscape Character Appraisal Herston Village, Part 04.19 – Materials, and Strengths and Threats**.

Concerns are also raised regarding the proposed 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 possible as part of any approved scheme.

The Council wishes it to be noted that it feels that the revised plans do nothing to mitigate the Conservation Officer's concerns as set out in her comments dated 9<sup>th</sup> June 2022 (refused application No. P/OUT/2022/02516).

\* P/FUL/2022/06294

**44 Rabling Road, Swanage, BH19 1EG**

Re-build, convert and extend garage to create separate dwelling, and add dropped kerb to existing dwelling to form parking.

**OBSERVATION:** No objection.

P/FUL/2022/06731

**Cefyn Bryn, 3 Ballard Estate, Swanage, BH19 1QZ**

Demolition of existing single storey and erection of new single storey dwelling.

**OBSERVATION:** No objection. However, the Town Council is disappointed to note that the originally proposed air source heat pump and PV panels have been removed from the proposed development.

- P/HOU/2022/04990 **33 Manwell Road, Swanage, BH19 2QB**  
Construction of first floor dormer in rear roof.  
**OBSERVATION:** No objection, subject to mitigation of any neighbours' concerns received regarding overlooking and loss of privacy/neighbour amenity.
- P/HOU/2022/05511 **2 Mariners Drive, Swanage, BH19 2SJ**  
Demolish existing garage and erect two storey side extension.  
**OBSERVATION:** No objection.
- P/HOU/2022/06089 **8A Cauldron Meadows, Swanage, BH19 1RN**  
Proposed rooms in a new roof, and single storey rear extension.  
**OBSERVATION:** Recommend refusal, concerns are raised as follows:-  
**Overdevelopment/layout and density of building design/scale** - the proposal is considered to be overdevelopment and out of keeping with/detrimental to the street scene/character of the surrounding area/style of properties.  
**Overlooking/loss of privacy** – concerns held regarding the potential loss of light, loss of privacy and adverse impact on neighbour amenity.
- P/HOU/2022/06160 **3A Lighthouse Road, Swanage, BH19 2JH**  
Proposed single storey rear and side extension, with alterations to form first floor balcony above. Replacement of glazed balustrade and flat roof to existing balcony. New vehicular access from Lighthouse Road.  
**OBSERVATION:** No objection to the proposed redevelopment of the property. However, concerns are raised regarding the proposed new vehicular access. The Town Council is disappointed to note that the development works have already commenced before planning permission has been obtained, and the historic Purbeck Stone wall adjacent to Lighthouse Road has been taken down. Concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, and the Council would wish to see as much of the Purbeck Stone dry stone wall retained as possible as part of any approved scheme.
- P/HOU/2022/06299 **Amended Plans**  
**Churchills Gardens, 36A Days Road, Swanage, BH19 2JP**  
Single storey first floor extension with parking below.  
**OBSERVATION:** No objection.
- P/HOU/2022/06648 **5 Purbeck Terrace Road, Swanage, BH19 2DE**  
Demolition of existing single storey extension and replacement with new single storey extension and associated landscaping.  
**OBSERVATION:** No objection. The Town Council feels that the proposals will enhance the appearance of the property.
- P/HOU/2022/06649 **6 Purbeck Terrace Road, Swanage, BH19 2DE**  
Demolition of existing single storey extension and replacement with new single storey extension and associated landscaping.

**OBSERVATION:** No objection. The Town Council feels that the proposals will enhance the appearance of the property.

P/VOC/2022/06126

**Amended Plans**

**76 Ulwell Road, Swanage, BH19 1LN**

Variation of condition 2 of planning permission 6/2021/0142 for approved plans to be substituted with the amended plans (Erect a two storey side extension and a single storey rear extension, new bay and dormer windows with a balcony.).

**OBSERVATION:** No objection to redevelopment of the property as proposed, subject to mitigation of the neighbour concerns received by Dorset Council regarding potential adverse impact on neighbour amenity, overlooking, and loss of privacy.

The Town Council has major concerns regarding the potential loss of mature trees and hedges:-

**Loss of greenspace/biodiversity/nature conservation** – the Council would wish to see the trees and hedges retained in any approved scheme or, alternatively, recommends that a re-planting scheme should be agreed with the applicant to include native species of trees and shrubs. Attention is drawn to the adopted **Swanage Green Infrastructure Strategy SPD**, and to **Appendix 2 - GI Design Guide for Developers**, and **Appendix 3 – Plants to attract birds, butterflies and bees**. It is noted that the existing trees and hedges also provide privacy screening between this and the adjacent property.

**Notification of Appeal**

6/2020/0474

**Appeal Reference:** APP/D1265/W/22/3299374

**2 Springfield Road, Swanage, BH19 1HD**

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

An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission.

**Appeal start date:** 3<sup>rd</sup> October 2022

**OBSERVATION:** The Committee did not wish to modify or withdraw its previous representations dated 10<sup>th</sup> January 2022, and 7<sup>th</sup> February 2022, therefore, no further action would be required at this time.

**For information only**

P/NMA/2022/06350

**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.) change roof arrangements (Plots 83-86) to amend from hipped gable and remove steps adjacent to Plot 64.

P/NMA/2022/06691

**Non-Material Amendment**

**6 Russell Avenue, Swanage, BH19 2ED**

Non-material amendment to approved planning application 6/2021/0384 (Form three no. dormers in the roof and convert loft, including other alterations.) to add an additional window to increase natural light levels.

**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 \*.

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

There were no matters raised.

**Consultation**

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

**a) Dorset Council (DC) – #Let's Talk Libraries - Public Consultation on the draft Dorset Council Library Strategy**

It was reported that DC was consulting on its draft Library Strategy. The development of the new strategy was being undertaken across two phases of public consultation, which would inform the development of DC's draft strategy and mission : 'To inspire, Connect and Enable our communities through our services'. The first phase had been completed in January 2022, and DC was therefore seeking feedback on the document to help the Council refine the draft strategy, and prioritise and explore what the library service could look like in local communities in the future.

It was noted that there were three survey options available:-

- Public Survey
- Survey for 5- to 15-year-olds
- Employee, business and partner survey

During the ensuing discussion major concerns were raised regarding the potential risk of losing such an important public asset, and Members were in agreement that retention of Swanage Library would be essential for local residents, providing so much more than just a library service, and there being no close alternative for the local community. Members further agreed that it would be important to send a link to the consultation to all Town Councillors to provide them with the opportunity to complete the online survey individually and raise any comments if they so wished.

It was noted that the closing date for responses was 22<sup>nd</sup> December 2022 and it was therefore agreed that the Committee's formal response to the consultation would be formulated at the next meeting being held on 5<sup>th</sup> December 2022.

**b) Dorset Area of Outstanding Natural Beauty (DAONB) – Community Tree Scheme Survey for Town and Parish Councils**

It was reported that DAONB was developing a Community Tree Scheme to support town and parish councils in the Dorset Council area who wished to improve biodiversity, build climate resilience and engage their communities through planting and managing trees on land accessible to the public. The project would focus primarily on support for the planning stages (rather than directly on providing and planting trees) including training to build knowledge within communities.

DAONB was therefore seeking the Town Council's views via a short online survey on the kind of support it would welcome and would use this feedback to develop the scheme in the future.

During the ensuing discussion it was noted that the Council's Assets and Compliance Manager had already completed the survey, and a request was made for the survey to be forwarded to Mrs Sarah Spurling, Sustainable Swanage Project Officer for her attention. The Committee's responses to the survey were submitted online during the discussion.



9) **Items of Information and Matters for Forthcoming Agendas**

- a) **Dorset Council (DC) – Review of The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022** – further to Minute No. 6) of the Planning and Consultation Committee Meeting held on 3<sup>rd</sup> October 2022 the Town Council was in the process of seeking the views of the local emergency services teams and, once received, this information would be brought back to a future Committee Meeting in early 2023.
- b) **Conservation Area Review** – it was reported that representatives of the Town Council, Dorset Council and the Purbeck Society had attended a recent walkabout to explore potential areas either to be designated as additional conservation areas, or extensions to the existing Swanage Conservation Area.

10) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 5<sup>th</sup> December 2022.

The meeting closed at 8.20 p.m.

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