

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** hosted on the Zoom platform on **MONDAY 1<sup>st</sup> FEBRUARY 2021** at **6.30 p.m.**

Chair: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor C Moreton

Swanage Town Council

Councillor G Suttle

Swanage Town Council

Councillor W Trite

Swanage Town Council – from 6.40 p.m.

Dr M Ayres

Town Clerk

Miss N Clark

Administration and Communications Manager

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

### **Public Participation Time**

There were no matters raised.

#### **1) Election of Chair**

In the absence of the Committee Chair, it was proposed by Councillor Harris, seconded by Councillor Foster and **RESOLVED UNANIMOUSLY:-**

That the Town Mayor, Councillor Bonfield, should assume the Chair for the meeting.

#### **2) Apologies**

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

#### **3) 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**

#### **4) Plans for consideration**

##### **Delegated Applications**

# 6/2020/0495

**The Co-Operative Group, Co-Op Store, Kings Road West, Swanage, BH19 1HP**

Proposed twenty new advertisement signs, including five illuminated signs.

Co-Operative Group Ltd

**OBSERVATION:** No objection to the proposed new signs, however, the Committee does object to the moving of sign No. 2 from the entrance to the car park of the store to the main entrance of the Station Approach

area, (on the corner adjacent to the Swanage Health Centre and Kings Road West, as set out in the 'Location of Proposed Signage' plan), as it is felt that this large illuminated sign will have an adverse impact on the appearance and character of the Swanage Conservation Area. The Committee therefore requests that new sign No. 2 is installed in the same position as the existing sign.

6/2020/0496

**1 Bon Accord Road, Swanage, BH19 2DN**

Demolish existing dwelling house and construct three-bedroom dwelling house, modify entrance and driveway – revised application to planning permission 6/2020/0027, changes to design and layout.

Mr & Mrs Liddicoat

This application is seeking to make changes to a permission that is already approved and started under planning permission 6/2020/0027. The changes are set out in the agent's Design and Access statement.

**OBSERVATION:** No objection, subject to mitigation of neighbour's concerns regarding overlooking and loss of privacy (from the bathroom window). The Committee also wishes it to be noted that it feels that this revised proposal provides an improved design/roofline.

6/2020/0522

**20 Priests Road, Swanage, BH19 2RN**

Erect a three-storey rear extension, and alter access to roof garden.

Mr Lane

**OBSERVATION:** No objection.

6/2020/0549

**9 Manor Road, Swanage, BH19 2BH**

Sever plot and erect a detached dwelling.

Mr Schuster

**OBSERVATION:** No objection to development of the site. However, concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone wall, which is of traditional construction, and its setting within the Swanage Conservation Area. The Committee would wish to see as much of the wall retained as possible as part of any approved scheme.

The Committee also recommends that sustainable building design principles are applied to the proposed development to minimise environmental impact.

6/2020/0559

**40 Newton Road, Swanage, BH19 2EA**

Insert ground and first floor door and window openings, two new roof windows, and covered rear veranda.

Mr Oliver

**OBSERVATION:** No objection.

6/2020/0561

**Atlantic House, 3 Atlantic Road, Swanage, BH19 2EF**

Extend existing balcony to create deck with glass balustrade and bridge to main garden.

Mr & Mrs Seedall

**OBSERVATION:** No objection. The Committee feels that the proposals will enhance the property and will be in keeping with properties in the surrounding area.

## **For information only**

### **Non-material amendment**

- \* 6/2020/0609     **48 Victoria Avenue, Swanage, BH19 1AP**  
Non-material amendment to planning permission 6/2020/0218 (Extensions and alterations to facilitate the conversion of the dwelling into five flats. Raise roof ridge height, insert dormer windows and rooflights and erect rear extension.) to insert 1 x obscure glazed window to ground floor en-suite (side/west elevation) and 1 x obscure glazed window to first floor en-suite (side/west elevation), external door to replace existing bay window at ground floor level (front/south elevation), and external double doors to replace approved window (rear/north elevation).  
PDL (Bournemouth) Ltd

### **Please note:**

# The Town Council is the owner of land included within, or directly affected by, applications marked #.

\* 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 \*.

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

- a) **Dorset Council - Public Consultation on the draft Dorset Local Plan - to consider date for Councillor workshop to discuss and formulate the Town Council's response to the consultation**

It was reported that Dorset Council was consulting on the draft Dorset Local Plan 2021-2038 (DLP). The DLP contained proposals for guiding future development in the Dorset Council area up to 2038 and outlined the strategy for meeting the needs of the area such as housing, employment, and community services including schools, retail, leisure and community facilities. Dorset Council would also be holding webinars and podcasts on the DLP which were available to view/listen to on its website.

Members were in agreement that, in view of the importance of the consultation, a separate meeting should be convened to consider the document and discuss the formulation of the Town Council's response to the consultation. It was further agreed that all Town Councillors should be invited to take part in discussions.

A workshop was therefore arranged for 8<sup>th</sup> February 2021, and an invitation would be extended to Dorset Council's Planning Policy Manager (PPM) to undertake a presentation on the Swanage Section of the DLP (points 13.1. to 13.5.) which would provide Members with the opportunity for a 'Q&A' session with the PPM.

Comments were made that it would be important to review the Swanage Local Plan 2017-2027 (SLP) alongside the draft DLP/Swanage Section of the DLP as it was intended that the DLP would supersede the SLP once adopted.

During the discussion a query was raised regarding the percentage of second homes reported in point 13.1.4. of the Swanage Section (17.8%) and this matter would be raised with the PPM accordingly.

Details of the consultation would be published on the Town Council's website and Facebook page.

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

There were no matters raised.

7) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 1<sup>st</sup> March 2021 at 6.30 p.m.

The meeting closed at 7.15 p.m.

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