

Minutes of an Extraordinary Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, High Street, Swanage (and also via Zoom) on **WEDNESDAY 25th AUGUST 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: -

Miss N Clark

Administration and Communications Manager

There was also one member of the local press present via Zoom.

Public Participation Time

There were no matters raised.

1) Apologies

An apology for her inability to attend the Meeting was given by Councillor Rogers. An apology was also received from Councillor Finch who was present via online video link.

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. 6/2021/0318 2 Newton Road, Swanage, Dorset, BH19 2DZ – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being the owner of a property adjacent to 2 Newton Road, Swanage.

There were no other declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

6/2021/0177

17 Bay Crescent, Swanage, Dorset, BH19 1RB

Front and rear ground and first floor extensions, including side dormer windows and rear decking. Create off road parking.

OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy, in particular from the proposed window adjacent to No. 11 Bay Crescent. The Town Council recommends the use of obscured glazing accordingly.

However, concerns are 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 part of any approved scheme.

- * 6/2021/0183 **39 De Moulham Road, Swanage, BH19 1NU**
 Sever plot and erect a three-bedroom dwelling with associated access.
OBSERVATION: No objection to development of the site in principle, however, the Town Council is disappointed to note the proposed loss of yet another large garden/greenspace in the town and the potential adverse impact on local wildlife. Concerns have previously been raised with the planning authority regarding the infilling of gardens. In this respect the Council recommends that permitted development rights should be removed from this site as part of any approved scheme.
- 6/2021/0184 **4 Seabank Lodge, Ulwell Road, Swanage, Dorset, BH19 1LH**
 Variation of condition 1 of planning permission 6/2020/0368 (Demolition of existing detached dwelling and replacement with three flats and associated parking.) to reposition north wall of the building and insert high level window, set back projection of front terrace, and omit steps. Flat 3 terrace balcony northern side screen changed to timber. Omit porch canopies. Face rear wall of parking area in Purbeck Stone with timber planters.
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy, in particular from the proposed insertion of a high level window.
- 6/2021/0196 **1A Stafford Road, Swanage, Dorset, BH19 2BQ**
 Install replacement PVC doors and windows.
OBSERVATION: No objection. The Town Council wishes it to be noted that it is pleased to note that care has been taken to choose new glazing appropriate to the style and character of the property.
- 6/2021/0207 **44 Queens Road, Swanage, Dorset, BH19 2ET**
 Add cladding to rear two storey flat roof extension including window alterations, extend lean to roof over (rear) side bay window to form porch over back door, add lean to roof over (front) side dormer, provide an annexe at rear of ground floor, and convert detached single garage to provide an annexe, including the addition of cladding and altering door and window openings.
OBSERVATION: No objection.
- 6/2021/0216 **Beachway Hotel, 19 Ulwell Road, Swanage, Dorset, BH19 1LF**
 Replace existing felted pitched roof with tiled roof to match main roof.
OBSERVATION: No objection, the Town Council feels that the proposals will enhance the property.
- 6/2021/0235 **Flat 14, 6A The Cliffs, Burlington Road, Swanage, Dorset, BH19 1DH**
 Enlarge balcony.
OBSERVATION: No objection.
- 6/2021/0252 **3 Stafford Road, Swanage, Dorset, BH19 2BQ**
 Alterations and additions to form kitchen extension and bathrooms to first and second floors. Replace satellite dish.
OBSERVATION: No objection.
- 6/2021/0268 **5 Aigburth Road, Swanage, Dorset, BH19 1BH**
 Alterations and erect single-storey extension.
OBSERVATION: No objection.

6/2021/0270

Rear of 31 Station Road Swanage Dorset BH19 1AD

Convert store (Use class B8) to dwelling (Use class C3).

OBSERVATION: Recommend refusal. Committee Members do not consider that the proposed development will ensure the viability and vitality of Swanage Town Centre, and is therefore contrary to the aims and policies in Chapter 7 of the National Planning Policy Framework (February 2019), Policy RP of the Purbeck Local Plan Part 1, and Policy STC of the Swanage Local plan.

Further concerns are held as follows:

Highway safety, vehicular access, and traffic generation - the property is accessed through a narrow road which leads from the town centre to the secondary shopping/commercial storage areas. The area is regularly blocked up with parked cars/delivery lorries and concerns are held regarding vehicular and pedestrian access, and the potential issues which could be experienced by the emergency services. It is noted that waste collection services currently experience problems when trying to collect waste and recycling. The Committee recommends that a Traffic Flow Assessment is undertaken.

Policy D, Design - small scale, lack of outlook, lack of natural light, and existing built form would result in a cramped, dark dwelling with a low standard of amenity for existing and future occupiers that fails to promote well designed places and well-being.

Potential problems/damage that could be caused arising from the construction period of the proposed works, and the impact on businesses/neighbours in close proximity to the site.

Lack of parking facilities - there is no on-street parking in the surrounding area.

The site is situated in the town's secondary shopping area and provides much needed storage facilities to local businesses, which are ancillary to these retail businesses. There is a ready market for commercial units in the town centre. Policy STC of the SLP and Policy RP of the existing PLP (STC - Economy, Swanage Town Centre, points 196 to 208 refer) and seeks to safeguard existing retail provision, and commercial units, in the town centre.

6/2021/0271

4 Cliff Avenue, Swanage, Dorset, BH19 1LX

Alterations and extension to existing flats.

OBSERVATION: No objection. However, major concerns are raised regarding the proposed loss of enclosure and continued loss of character in the town through redevelopment, namely the existing Purbeck Stone boundary wall, which is of traditional construction. The Town Council feels that the existing parking layout/garages are adequate and strongly objects to the removal of more of the historic Purbeck Stone wall. The Council would wish to see as much of the wall retained as part of any approved scheme.

* 6/2021/0273

2 Bonfields Avenue, Swanage, Dorset, BH19 1PL

Demolition of existing garage and erection of two storey side extension and front entrance porch.

OBSERVATION: No objection. Comments were made regarding the very clear plans provided with the application, which greatly assisted the Town Council when considering the proposals.

- 6/2021/0284 **3 South Road, Swanage, Dorset, BH19 2QR**
Part two-storey, part single-storey, side and rear extensions to existing house.
OBSERVATION: No objection.
- 6/2021/0300 **41 Bay Crescent, Swanage, Dorset, BH19 1RB**
Single storey side extension, loft conversion, alterations to form additional parking space.
OBSERVATION: No documents had been uploaded to the planning portal as at the date of the meeting therefore the Town Council was unable to make comment on the proposals. The application would therefore be deferred to the next Committee Meeting being held on 6th September 2021.
- * 6/2021/0316 **1 Battlemead, Swanage, Dorset, BH19 1PH**
Integral garage conversion, front pitched roof single storey infill and porch extension, rear flat roof single storey garden room extension (replacing conservatory) with glazed lantern and green (sedum/grass) roof, and side pitched roof first floor extension incorporating new gable replacing hipped end. To replace mineralised felt flat roofs to existing dormers to front and rear with lean to roofs. To replace vertical tile hanging to dormers with vertical timber boarding. To add vertical timber boarding to existing rear two storey flat roof extension, including the removal of fascia overhang and adding a raised parapet. To add a raised terrace with steps at the rear with perimeter frameless glass balustrade, and to replace existing timber balustrade to existing first floor balcony with a glass balustrade.
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.
- 6/2021/0317 **Arkley, 75 Queens Road, Swanage, Dorset, BH19 2EP**
Demolish existing side extension and garage. Replace with two storey side extension, with lower ground floor.
OBSERVATION: No objection, the Town Council feels that the proposals will enhance the property.

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

- 6/2021/0318 **2 Newton Road, Swanage, Dorset, BH19 2DZ**
New side extension.
OBSERVATION: No objection.
- 6/2021/0356 **14 Bay Crescent, Swanage, Dorset, BH19 1RB**
Replacement rear extension.
OBSERVATION: No objection.

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 *.

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

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

- a) **Dorset Council – Bus Service Review – Public Consultation** – details of the consultation and survey had been sent to all Town Councillors, and also publicised on the Town Council’s Facebook page. Committee Members reported that they had completed the survey individually.
- b) **Dorset Council – Blue Badge holders - parking survey (Dorset Council-owned car parks)** – details of the survey had been sent to all Town Councillors, and publicised on the Town Council’s Facebook page. Committee Members reported that they had completed the survey individually.
- c) **Neighbourhood Planning** – further to Minute No. 7 c) of the Planning and Consultation Committee Meeting held on 12th April 2021, it was reported that Town Councillors had attended a presentation and ‘Q&A’ session with one of DC’s Neighbourhood Planning Team on 24th August 2021. A meeting was now in the process of being arranged at which the Town Council would consider whether to commence the Neighbourhood Planning process and, if so, whether to establish either a working party to take this forward, or re-establish the Swanage Local Plan Steering Group, which had included representatives of the S&PDT and the Swanage and Town Community Partnership.

6) **Date of next Meeting**

The date of the next meeting had been scheduled for 6th September 2021 at 6.30 p.m.

The meeting closed at 7.25 p.m.
