

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 1st JULY 2019** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor J Page

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration & Communications Manager

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

Public Participation Time

There were no matters raised.

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.

Agenda Item No. 6 – Licensing - a) Swanage Conservative Club, 27 Kings Road West, Swanage, BH19 1HE – application to vary a club premises certificate to be granted under section 84 of the Licensing Act 2003 - Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of the Swanage Conservative Club Committee.

There were no further declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

6/2019/0320

Land off Sunnydale Road, Swanage, BH19 2JA

Erect two new three bedroom bungalows, with parking and associated garden.

Bayview Developments South Limited

OBSERVATION: Recommend refusal. The Committee reiterates its previously submitted concerns regarding this application, which remain relevant to the revised plans which have been submitted. It is felt that the minor revisions fail to address the Committee's concerns regarding the previous heavy flooding experienced in this area, and the potential flood risk/adverse impact on neighbouring properties. The Committee feels that further information is required regarding proposed flood mitigation solutions.

The Committee would also wish to draw attention to an inaccuracy noted in the applicant's Planning Statement May 2019, "The Surroundings: Point 2.5 The site is located within a sustainable location approximately 800m to the south of Swanage town centre. High frequency public transport services to the town centre are available locally from Durlston Road." This is incorrect, there is a seasonal bus service only, currently funded by various stakeholders, which this year runs from 25th May to 21st September. Please find below a link to the current timetable:

[Durlston Explorer D5 - Morebus](#)

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

That a request be made to Dorset Council to reassign Planning Application No. 6/2019/0320 to the Dorset Council's Planning Committee for careful consideration at a future Planning Committee Meeting, and that it would be vital for the Committee to undertake a site visit prior to the meeting.

- 6/2019/0328 **2A Gordon Road, Swanage, BH19 2QH**
Erect a workshop. Insert windows to north elevation of house. Alterations to driveway.
Mr & Mrs Tesseractas

At 6.45 p.m. the Chair invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to address the Committee, and respond to questions regarding/relevant to the planning application.

OBSERVATION: No objection, subject to no overlooking/mitigation of neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.

- 6/2019/0343 **Listed Building Consent**
LISTED **227 High Street Swanage BH19 2NG**
Replace front door, and install a wood burning stove.
Mr Eckett

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report. The Committee feels that this proposal will enhance the property and is in keeping with the age/style of property.

- * 6/2019/0345 **Compass Point, land off Northbrook Road, Swanage, BH19 1QE**
Erect a series of temporary advertisements – some externally illuminated.
BDW Trading Limited

OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding the proposed illuminated signage and flood/solar lighting (neighbour consultation letters had not been issued at the date of this meeting).

- 6/2019/0347 **Listed Building Consent**
LISTED **207 High Street, Swanage, BH19 2NG**
Remove and repair flaunching (cement at base of chimney pot) where roof joins neighbouring property. Replace front door, with glass panel over.

Mr Gordon

OBSERVATION: No objection.

- 6/2019/0353 **67 Queens Road, Swanage, BH19 2EW**
 Erect a single storey rear and side extension, extend existing front dormer window, and insert glazed doors to ground floor rear elevation.
 Mr & Mrs Seaman
OBSERVATION: No objection, subject to no overlooking/mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation is still open until 25th July 2019).
- * 6/2019/0356 **Mead House, 1 Battlemead, Swanage, BH19 1PH**
 Erect single storey front and rear extensions, convert garage to habitable use and replace balcony screens.
 Mr & Mrs Campbell
OBSERVATION: No objection.
- 6/2019/0361 **13 Manwell Road, Swanage, BH19 2QB**
 Enlarge existing dormer window, extend roof to create gable, and erect a side extension.
 Mr & Mrs Durand
OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy, in particular from Carrants Court and Oxford Terrace (neighbour consultation is still open until 20th July 2019).

Item for information only

- 6/2019/0348 **Non-material Amendment**
 17 Manor Road, Swanage, BH19 2BH
 Non-material amendment to planning permission [6/2016/0539](#) (Demolish existing outbuilding, sever land and erect dwelling with parking) to reposition front gable wall approximately 300 mm forward of the approved position, and install a false chimney stack clad externally in Purbeck stone, in same place as approved open fire stack.
 Mr Shepherd
OBSERVATION: For information, no further action required.

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.

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, Dorset Local Plan – Consultation on the draft Statement of Community Involvement

It was reported that Dorset Council had commenced work on a new Local Plan for Dorset, and had drafted a Statement of Community Involvement which set out how and when the Council would carry out consultation and engagement as part of its planning duties. A six week public consultation on this document had started on 21st June 2019.

Following discussion, Committee Members wished it to be noted that the consultation documents had been appropriately reviewed and discussed and had no further comments to make. However, it was agreed that a link to the consultation would be sent to all Town Councillors providing them with the opportunity to complete the online response form individually and raise any comments if they so wished. Details of the consultation would also be posted on the Town Council's website and Facebook page.

Licensing

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

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

a) **Swanage Conservative Club, Kings Road West, Swanage, BH19 1 - application for a premises licence to be granted under section 17 of the Licensing Act 2003**

It was reported that the Swanage Conservative Club had submitted an application to vary the Club's premises licence to include the outside patio areas to the front of the building. **OBSERVATION:** No objection under the four licensing objectives.

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

None.

8) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 5th August 2019 at 6.30 p.m.

The meeting closed at 7.30 p.m.
