

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 2nd DECEMBER 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 M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration & Communications Manager

Mrs E Evans

Management Support Officer

There was one member of the public present at the meeting.

Public Participation Time

There were no matters were raised:

1) **Apologies**

An apology for her inability to attend the Meeting was received from Councillor Finch.

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. 6/2019/0574 52-54 Station Road, Swanage, BH19 1AF – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of an objector to the planning application. However, Councillor Harris confirmed that she had not discussed the application with the objector.

There were no further declarations to record on this occasion.

Planning

3) **Plans for consideration**

Delegated Applications

* SEC/2019/0001 **Modify a Planning Obligation**

Land West of Northbrook Road, Swanage

Modify a Planning Obligation from a Starter Home Scheme to a Discount to Open Market Value Scheme in the Section 106 Agreement.

Barratt David Wilson Southampton

OBSERVATION: No objection, subject to clarification from the Senior Planning Officer that, if approved, there will be no reduction in the discounts available to purchasers.

* 6/2019/0507

Gainsborough Court, 6 De Moulham Road, Swanage BH19 1NY

Replace balustrades on four flats.

Mr Ogden

OBSERVATION: No objection.

* 6/2019/0574

52-54 Station Road, Swanage, BH19 1AF

Formation of third floor flat, to include roof alterations and increase in height. Formation of balconies for first and second floor flats, and formation of roof terrace for third floor flat. Associated changes to windows and doors. Installation of lift, and extension of rear stairwell to third floor.

Mrs Koc

OBSERVATION: Recommend refusal. The Committee reiterates its previously submitted comments regarding refused planning applications 6/2017/0452 and 6/2018/0166, which were also dismissed at appeal. Committee Members feel that the reasons for dismissal as set out in the Planning Inspector's Reports dated 5th March 2019 have also not been addressed.

It is felt that the minor revisions made to the proposal fail to address the Committee's original concerns, which it feels remain relevant to this new application, and which are as follows:

Concerns are expressed regarding the height and mass of the proposed development, and layout and density of building design, which is considered to be out of keeping with the character of the 'Station Road' area, being mostly Edwardian buildings of two to three storeys in height, as defined in the Swanage Townscape Character Appraisal Part 04.3.

Further concerns are raised as follows:

- Continued loss of character in the Swanage Conservation Area.
- Traffic/highway issues and lack of parking facilities – situated off a one-way street behind a busy supermarket loading/unloading area, and leading to a public car park and recreation ground.
- Potential adverse impact on neighbour amenity, overshadowing/overlooking a number of properties, loss of privacy and loss of light.
- Structural stability of the existing building/site, and weight of the proposed building once complete.
- Design, layout and room dimensions of the proposed unit, and potential adverse effect on occupant amenity.
- Potential issues arising from the construction period, the building being situated within the Town Centre/main retail area.
- The proposal is not in accordance with the Swanage Local Plan Policy SHM: Swanage Housing Mix, Paragraphs 11 and 186, and Creating opportunities for young people, Paragraph 114, as this proposal makes no provision for affordable housing. A four bedroom, town centre apartment would also attract a premium rent if placed on the rental market.

* 6/2019/0594

57 D'Urberville Drive, Swanage, BH19 1QN

Erect single storey extension and detached garage.

Mr & Mrs Kennett

OBSERVATION: No objection.

6/2019/0609

10 The Parade, Swanage, BH19 1DA

Conversion of the existing dwelling into three self-contained flats, with associated access and parking.

Mr & Mrs Nice

OBSERVATION: No objection. The Committee feels that the proposals will enhance the property.

6/2019/0610

8 Durlston Road, Swanage, BH19 2DL

Variation of condition 2 of planning permission 6/2018/0577 (Sever land and erect four no. 3 bedroom town houses with parking) to extend the ground floor to rear of the properties, and extend the rear first floor balconies. Alterations to second floor Juliet balcony design and chimneys. Westcoast Developments (South) Limited

OBSERVATION: Recommend refusal. The Committee expresses its disappointment that the developer has submitted an application for amendments to approved planning application 6/2018/0577 so soon after approval has been obtained, and concerns are raised regarding the substantial increase in the size of the footprint of the properties which is considered to be overdevelopment.

Concerns are also again raised regarding the variation in consultees' response dates, and that the due date for receipt of the Town Council's comments on this application is 3rd December 2019, whereas neighbour consultation remains open until 14th December 2019.

6/2019/0612

Reading Room, 36 Bell Street, Swanage, BH19 2SA

Removal of condition 3 of planning permission 6/2019/0073 (Change of use to a dwelling, single storey extension to rear and alterations) to allow unrestricted occupation of the dwelling.

Mr Coe

OBSERVATION: The Committee strongly recommends refusal, and would wish to express its complete disappointment, anger and frustration that the timescale of the turnaround of the submitted Purbeck Local Plan 2018-2034 has opened up a 'loophole' for developers to submit such applications, the decision on which could have a material adverse impact on local housing need. Comments were again made that the Purbeck Local Plan 2018-2034 had been submitted to the Secretary of State for the Ministry of Housing, Communities and Local Government on 28th January 2019, and that adoption had been anticipated to take place in 'late 2019'. However, the Inspector's report had still not yet been published.

Concerns were also reiterated that a recent planning appeal to remove the same condition had been allowed by the Planning Inspectorate (application 6/2018/0556 251 High Street, Swanage, BH19 2NG) and that the Inspector had not taken into account the likely direction of local plan policies, setting a precedent for future planning applications.

Further to discussions at the Planning and Consultation Committee Meeting held on 4th November 2019, it had been agreed that the Committee's concerns regarding the timescale for the review/adoption of the Purbeck Local Plan 2018-2034, and applications for the removal of conditions from approved planning applications relating to Policy H14: Second Homes of the Purbeck Local Plan, should be brought to the attention of Dorset Council as local planning authority, and copied to Councillor Trite as a Member of Dorset Council's Eastern Area Planning Committee. The Committee would also wish to be reassured that any future approved development schemes would be subject to Policy H14, which would be a vital and positive step towards addressing local housing need, and 'support sustainable community growth to provide for the needs of local residents' as stated in the Plan.

- 6/2019/0615 **Rear of 31 Station Road Swanage BH19 1AD**
Change of use of store (Use Class B8) to residential unit Use Class C3 (dwelling).
Mr Hartle
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). The Committee also wishes it to be noted that it is in support of the Planning Policy Officer’s Report.
- 6/2019/0622 **Brook Lodge, Plot 3, The Brook, Swanage, BH19 1EW, to be 5 Smiths Farm, Prospect Way, Swanage, BH19 1EW**
Erect a garden cabin/shed.
Mr & Mrs Salter
OBSERVATION: No objection.
- 6/2019/0633 **6 Smiths Farm, Prospect Way, Swanage, BH19 1EW**
Erect a garden shed.
Mr Lurie
OBSERVATION: No objection.
- 6/2019/0635 **8 Benlease Way, Swanage, BH19 2SY**
Erect a single storey rear extension.
Mr & Mrs Mensikov
OBSERVATION: No objection.
- 6/2019/0638 **1 Ulwell Farm Caravan Park, Ulwell, Swanage, BH19 3DG**
Erect timber decking.
Mr Lanigan
OBSERVATION: No objection.
- * 6/2019/0655 **3 Vivian Park, Swanage, BH19 1PJ**
Erect a ground floor side extension over existing lower ground floor garage (east), and a first floor side extension over existing ground floor garage (west), both with front dormer and rear Juliet balcony. Convert existing lower ground floor garage to accommodation. Install two new rooflights, and enlarge existing dormer on rear elevation.
Mr Sparkes
OBSERVATION: No objection, subject to mitigation of any neighbours’ concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy. (Neighbour letters had not been issued as at the date of the meeting.)

However, concerns are raised regarding the potential for a future application to be submitted to split the property into two separate plots, which would be out of keeping with the street scene and character of the area (of large houses on large single plots), as defined in the Swanage Townscape Character Appraisal Part 04.12 Mixed Pre- and Post-war Housing ‘Threats: Intensification of development through infilling or redevelopment of existing plots at greater densities could harm the suburban character.’, and recommends that a condition be attached to any planning permission that the property is to be retained as a single dwelling.

Although not a material planning consideration, comments are made that the developer needs to be made aware of the De Moulham Trust covenants that are extant on this property.

Items for information only

Non Material Amendment

6/2018/0671 **53A Queens Road, Swanage, BH19 2EN**

Non Material Amendment to planning permission 6/2017/0139 (Demolition of existing dwelling and garages and erect replacement dwelling, with integral garage and pool) to remove window on east elevation and two rooflights.

Mrs Johnson

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) Saturn Education Trust Public Consultation – potential changes to Saturn Education Trust structure

It was reported that the Saturn Education Trust (SET), which was responsible for three local schools, namely St Mark's Primary School, Swanage, Corfe Castle CE Primary School, and Wareham St Mary Primary School, had been in discussion with two other local trusts based in Bournemouth and Poole and had now put forward a proposal to the Department for Education (DfE) to merge as one larger trust 'Coastal Learning Partnership'. SET was therefore consulting with local parish and town councils and churches regarding this proposal. It was noted that the DfE was encouraging smaller trusts to join with other trusts to combine expertise and resources.

During the ensuing discussion comments were made that it would be vitally important for the town to have local representation on the new board of trustees if the merger was approved by the DfE.

It was therefore AGREED:-

That the Town Council wishes it to be noted that the consultation documents have been appropriately reviewed and discussed and has no further comments to make, however, it would wish to be reassured that there will be local representation on the Coastal Learning Partnership's board of trustees if the merger goes ahead.

b) Home Office Consultation – Strengthening police powers to tackle unauthorised encampments

It was reported that the Home Office had issued a new consultation on strengthening police powers to tackle unauthorised encampments. It was noted that the consultation covered criminalising the act of trespassing, broadening the existing categories of criminal trespass, and broadening police powers to deal with trespassers.

The National Association of Local Councils (NALC) had provided a briefing note summarising the consultation. It was noted that NALC would be responding to the consultation and was therefore interested in hearing from the Town Council.

A discussion ensued during which Committee Members completed the consultation Survey, and the answers would be submitted to NALC accordingly.

7) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council, Community Infrastructure Levy (CIL) Receipts – 1st April 2019 to 30th September 2019 (financial year 2019/20) - details of the CIL receipts for developments being undertaken in Swanage, for the period 1st April to 30th September 2019, were provided for information purposes. It was noted that the sum of £81,558.57 would be transferred from Dorset Council to the Town Council in due course.

8) Date of next Meeting

The date of the next meeting had been scheduled for Monday 6th January 2020 at 6.30 p.m.

The meeting closed at 8.25 p.m.
