

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** hosted on the Zoom platform on **MONDAY 2<sup>nd</sup> NOVEMBER 2020** at **6.30 p.m.**

Chair: -

Councillor C Finch

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor Trite

Swanage Town Council

Miss N Clark

Administration and Communications Manager

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

### **Public Participation Time**

There were no matters raised.

#### **1) Apologies**

An apology for his inability to attend the Meeting was received from Councillor Page.

#### **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.

### **Planning**

#### **3) Plans for consideration**

##### **Delegated Applications**

At 6.40 p.m. the Chair invoked Standing Order No.1 p. to suspend the meeting so as to allow members of the public to address the Committee, and respond to questions regarding relevant to planning application Nos. 1 and 11 on the Planning List.

6/2020/0281

##### **Reconsultation – amended plans received Ballard Estate, Swanage, BH19 1QZ**

Amended description: Erect single storey extensions with pitched roofs and insert three rooflights within the north east elevation. Install rainwater harvest tank.

Mr & Mrs Moorhouse

**OBSERVATION:** The Committee strongly recommends refusal and reiterates its previously submitted concerns regarding withdrawn application No. 6/2019/0450, refused application No. 6/2020/0086, and the previously revised plans submitted under application No. 6/2020/0281, which remain relevant to these amended plans, which have also been submitted under application No. 6/2020/0281.

It is felt that the further amendments made fail to address the Committee's original concerns regarding this proposal, which are as follows:-

- **Lack of detail provided/available** - artist's impression only of the proposed development provided, no measurements or comparative heights have been included, and the plans also fail to give any internal details of the upper storey/roof space, the height of which appears to have increased.
- **Overdevelopment/increase in footprint/overbearing** - the proposed development would appear to almost double the footprint of the existing property, and concerns are held regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy. Concerns also held regarding the size and massing of the proposed development, which would appear to be out of scale/much higher than adjacent properties.
- **Detrimental to the street scene and contrary to local planning policies - Policy D: Design, Purbeck Local Plan/Swanage Local Plan Policy STCD – '193.** The Ballard Down area is characterised by historic bungalow development. The Townscape Character Assessment indicates that any two-storey development would undermine the established character of this area, and policy STCD (Swanage Townscape Character and Development) states that this area should continue to support single storey development only' – it is felt that the design of the proposed development is completely out of character with the Ballard Estate, would have an adverse impact on the street scene, and is clearly a two-storey property.

Further concerns are raised that there would appear to have been no consultation with neighbours prior to this proposal being submitted. The Committee recommends that the applicants work with the Ballard Estate Management Company Limited regarding any future planning applications which may be submitted.

- 6/2020/0393      **29 Station Road, Swanage, BH19 1AD**  
Proposed roof works including chimney and external fabric repairs.  
Nationwide Building Society  
**OBSERVATION:** No objection.
- \* 6/2020/0401      **6 Rabling Road, Swanage, BH19 1EE**  
Demolish existing front porch and rear single storey extension. Erect replacement single storey rear extension and single bay window to front elevation.  
Mr & Mrs Bartlett  
**OBSERVATION:** No objection.
- 6/2020/0424      **Land to the rear of 15 Sydenham Road, Swanage, BH19 2JX**  
Variation of condition 1 of planning permission 6/2019/0534 (Variation of condition 2 of planning permission 6/2018/0226 (Sever land and erect three-bedroom detached dwelling with vehicular access and parking.) to alter internal layout, window and door position, and entrance porch.) to alter layout and include a balcony on the rear elevation and a sun tunnel in the northern roof slope.  
Mr Wright  
**OBSERVATION:** No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.

- 6/2020/0426      **8 Durlston Road, Swanage, BH19 2DL**  
 Removal of condition 7 of planning permission 6/2019/0610 (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.) to allow unrestricted occupation of the dwellings.  
 Westcoast Developments (South) Limited  
**OBSERVATION:** No comment. However, the Committee would wish to reiterate its complete disappointment, anger and frustration that the timescale of the turnaround of the submitted Purbeck Local Plan 2018-2034 (PLP) has opened up a ‘loophole’ for developers to submit such applications, the decision on which could, and have had a material adverse impact on local housing need. Comments were again made that the PLP had been submitted to the Secretary of State for the Ministry of Housing, Communities and Local Government on 28<sup>th</sup> 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.
- 6/2020/0427      **Land to the rear of 17 Sydenham Road, Swanage, BH19 2JX**  
 Variation of condition 2 of planning permission 6/2020/0190 (Erect dwelling with associated access.) to alter internal layout and include a balcony on the rear elevation, and a sun tunnel in the northern roof slope.  
 Mr Wright  
**OBSERVATION:** No objection, subject to mitigation of any neighbours’ concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.
- 6/2020/0430      **Land adjacent to 41 Jubilee Road, Swanage, BH19 2SE**  
 Removal of condition 7 of planning permission 6/2019/0685 (Erect partly underground single storey dwelling.) to allow unrestricted occupation of the dwelling.  
 Mr Puckett  
**OBSERVATION:** No comment. However, the Committee would wish to reiterate its complete disappointment, anger and frustration that the timescale of the turnaround of the submitted Purbeck Local Plan 2018-2034 (PLP) has opened up a ‘loophole’ for developers to submit such applications, the decision on which could, and have had a material adverse impact on local housing need. Comments were again made that the PLP had been submitted to the Secretary of State for the Ministry of Housing, Communities and Local Government on 28<sup>th</sup> 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.
- \* 6/2020/0431      **3 De Moulham Road, Swanage, BH19 1NP**  
 Removal of condition 3 of planning permission 6/2019/0648 (Demolish existing dwelling and erect four new houses with off street parking and gardens.) to allow unrestricted occupation of the dwellings.  
 Satao Group Ltd & Mr Abbott  
**OBSERVATION:** No comment. However, the Committee would wish to reiterate its complete disappointment, anger and frustration that the timescale of the turnaround of the submitted Purbeck Local Plan 2018-2034 (PLP) has opened up a ‘loophole’ for developers to submit such applications, the decision on which could, and have had a material adverse impact on local housing need. Comments were again made that the PLP had been submitted to the Secretary of State for the Ministry of Housing, Communities and Local Government on 28<sup>th</sup> 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.

- 6/2020/0432     **Former St Marys School, Manor Road, Swanage, BH19 2BH**  
Removal of condition 19 of planning permission 6/2018/0493 (Demolish temporary classrooms and outbuildings, and convert existing remaining buildings to form ten dwellings, and erect twenty new dwellings with parking and landscaping. Removal of existing raised water tank.) to allow unrestricted occupation of the dwellings.  
Bracken Developments Ltd  
**OBSERVATION:** No comment. However, the Committee would wish to reiterate its complete disappointment, anger and frustration that the timescale of the turnaround of the submitted Purbeck Local Plan 2018-2034 (PLP) has opened up a 'loophole' for developers to submit such applications, the decision on which could, and have had a material adverse impact on local housing need. Comments were again made that the PLP had been submitted to the Secretary of State for the Ministry of Housing, Communities and Local Government on 28<sup>th</sup> 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.
- 6/2020/0475     **The Chart House, 9 Bon Accord Road, Swanage, BH19 2DN**  
Demolish existing pool house and erect new pool house.  
Mr Rudin & Ms Barnes  
**OBSERVATION:** No objection.

### Appeal Information

- \* 6/2020/0109     **PINS Appeal Reference Number:** APP/D1265/W/20/3257239  
**Appellant:** Mr Pascall  
**Location:** 4 Rabling Road, Swanage, BH19 1EE  
**Description:** Demolish existing building and construct a single block of nine apartments with associated parking and servicing.  
**Appeal Start Date:** 22<sup>nd</sup> October 2020.  
An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. The appeal would be determined on the basis of written representations. All representations made to Dorset Council on the application had been forwarded to the Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal. If the Town Council wished to make any further representations, modify or withdraw its previous representation, it had to do so by 26<sup>th</sup> November 2020.  
**OBSERVATION:** The Committee did not wish to modify or withdraw its previous representation dated 8<sup>th</sup> April 2020, therefore no further action was required.
- \* 6/2020/0161     **PINS Appeal Reference Number:** APP/D1265/W/20/3258313  
**Appellant:** Mr Streams  
**Location:** 1A Battlemead, Swanage, BH19 1PH  
**Description:** Replace existing dwelling with detached dwelling. Erect additional detached dwelling adjacent. Form access and parking.  
**Appeal Start Date:** 29<sup>th</sup> September 2020  
An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. The appeal would be determined on the basis of written representations. All representations

made to Dorset Council on the application had been forwarded to the Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal. If the Town Council wished to make any further representations, modify or withdraw its previous representation, it had to do so by 3<sup>rd</sup> November 2020.

**OBSERVATION:** The Committee did not wish to modify or withdraw its previous representation dated 19<sup>th</sup> June 2020, therefore no further action was 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**

**a) Tree Preservation Order, County of Dorset (De Moulham Road, Swanage) TPO 1974 (Ref. TPO 107) – tree works application No. TWA/2020/112 - Cliff Cottage, Shore Road, Swanage, BH19 1LD**

Consideration was given to a tree works application for Cliff Cottage, Shore Road, Swanage, which included the felling of two substantial, mature trees (a Horse Chestnut and a Holm Oak). However, the applicant intended to plant two new Rowan trees at the property. It was noted that this application was aligned with approved planning application No. 6/2019/0520.

During discussion comments were made that at the present time additional tree planting proposals were being considered for the town by the Town Council, and Committee Members therefore felt that they would be unable to comment on this application.

**OBSERVATION:** No comment.

**Consultation**

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

**a) National Association of Local Councils (NALC) Consultation**

**i) Committee on Standards in Public Life - Standards Matter 2: Public Consultation and Public Sector Surveys**

It was reported that the Committee on Standards in Public Life had recently launched a consultation as part of its review into the institutions, processes and structures in place to support high standards of conduct. The terms of reference of the review were to:

- Review the evidence as to how well ethical standards were upheld in public life in the UK.
- Review the evidence on the strength of the UK's arrangements for regulating and promoting ethical standards.
- Review the adequacy and continuing relevance of the Seven Principles of Public Life.
- Identify examples of best practice in the regulation of ethical standards.
- Identify examples of best practice in the promotion of cultures that celebrated and encouraged high ethical standards.

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 brief discussion ensued during which the Committee wished it to be noted that the consultation documentation had been appropriately reviewed and discussed and that it had no further comments to make.

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

a) **Swanage Newsagents Limited, Swanage News, 47 Station Road, Swanage, BH19 1AD – application for a premises licence under section 17 of the Licensing Act 2003**

It was reported that this was an existing newsagents/convenience store situated in the town centre which had made an application for a premises licence to permit the sale of alcohol to further enhance the business.

Consideration was given to the application under the four licensing objectives, and it was noted that the opening hours of the business were not typical of a late night off licence, closing at 6.00 p.m. from September to April each year, 7.00 p.m. during the summer season, and up to 9.00 p.m. during Carnival Week. However, slight concerns were raised regarding the early availability of alcohol if the application was approved due to the business's opening time of 5.30 a.m. daily.

**OBSERVATION:** No objection under the four licensing objectives.

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

a) **Ministry of Housing, Communities & Local Government (MHCLG) – Planning for the future White Paper August 2020 - Public Consultation – update**

Further to Minute No. 8 a) of the Planning and Consultation Committee Meeting held on 5<sup>th</sup> October 2020, and discussions held at the workshops on 13<sup>th</sup> and 20<sup>th</sup> October 2020, it was reported that the Town Council's response to the 'Planning for the future' White Paper consultation had been formulated, approved and submitted prior to the closing date of 29<sup>th</sup> October 2020.

The response had been emailed to the MHCLG as the Council had raised a number of additional concerns and questions, which had not been answered in the consultation documentation, and a reply was now awaited. A further update would be given at a future meeting once a response had been received.

The Committee then wished to formally record its thanks and appreciation to Councillor Trite and the Administration and Communications Manager for their hard work and time spent in collating and compiling the Council's responses to the 'Changes to the current planning system' and the 'Planning for the future' White Paper consultations.

b) **Purbeck Local Plan (PLP)** – concerns were again raised regarding the timescale for the adoption of the PLP and a request was made for an update to be obtained.

c) **Draft Dorset Local Plan (DLP)** – a request was made for an update to be obtained from Dorset Council regarding progress made to date with the draft DLP.

d) **Neighbourhood Plan (NP)** – a request was made for this matter to be placed on a future agenda, once a decision on the 'Planning for the future' White Paper had been made. It was also suggested that advice and guidance should be sought from a planning consultant as a number of major changes were proposed for future NPs .

e) **Dorset Association of Parish and Town Councils – Planning training** – a reminder was given regarding upcoming online planning training workshops being hosted by the DAPTC. If any Councillor wished to attend any of the workshops they were requested to contact officers accordingly.

8) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 7<sup>th</sup> December 2020 at 6.30 p.m.

The meeting closed at 7.50p.m.