

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** hosted on the Zoom platform on **MONDAY 3rd AUGUST 2020** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor J Page

Swanage Town Council – From 7.00 p.m.

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration and Communications Manager

Mrs E Evans

Management Support Officer

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

Public Participation Time

The following matter was raised:

- **Planning application No. 6/2020/0281 5 Ballard Estate, Swanage** - concerns regarding the proposed redevelopment of the property, which was considered to be overbearing, detrimental to the street scene, and not in accordance with local planning policies.

1) Apologies

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

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

6/2020/0281 5 Ballard Estate, Swanage, BH19 1QZ

Erect single storey front and rear extensions with pitched roofs, raise ridge and insert glazing within north west and south east roof elevations. 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OBSERVATION: The Committee strongly recommends refusal and reiterates its previously submitted concerns regarding withdrawn application No. 6/2019/0450, and refused application No. 6/2020/0086, which remain relevant to the revised plans which have been submitted under application No. 6/2020/0281. It is felt that the minor revisions 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.
- **Overdevelopment/increase in footprint** - the proposed development would appear to almost double the footprint of the existing property, and concerns held regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.
- **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.

6/2020/0286

24 Institute Road, Swanage, BH19 1BX

Change of use of ground and first floors from class A1 (Retail) to use class A3 (Restaurants/Cafes).

Mr Holland

OBSERVATION: No objection. However, the Committee would wish it to be noted that it is in support of the Environmental Officer's concerns regarding the possibility of a commercial extraction system being installed at the premises in the future (email dated 21st July 2020), and would also wish to express concerns regarding the potential adverse impact this could have on neighbour amenity, particularly in relation to noise, odour, and neighbour disturbance. The Committee therefore recommends that, if approval is given to this proposal, an appropriate condition is considered, the subject property also being situated in the Swanage Conservation Area.

6/2020/0301

Prince Albert Gardens, Broad Road, Swanage, BH19 2AR

Erection of the Albert Memorial at the eastern end of Prince Albert Gardens. Associated landscaping, including bench seating and walls.
Swanage Town Council

Further to Minute No. 6 of the Planning and Consultation Committee Meeting held on 7th March 2016, and Minute No. 240 of the Council Meeting held on 21st March 2016, Committee Members were in agreement that a conflict of interest existed, given that the Town Council was the owner of the land within, or directly affected by, this application.

OBSERVATION: The Town Council's interest in this application as a corporate body was noted and, further to discussions held at the Extraordinary Council Meeting on 29th June 2020 (Minute No. 274), the Committee agreed that no comments would be submitted to Dorset Council regarding the application.

6/2020/0322

13 Newton Manor Close, Swanage, BH19 1JS

Erect single storey side extension.

Mr & Mrs Boyce

OBSERVATION: No objection.

For information only

- 6/2020/0308 **Non Material Amendment**
23 Court Road, Swanage, BH19 1JB
Non material amendment to planning permission 6/2019/0579 (Form new off road car hardstanding, replace rear conservatory with an extension, replace front porch, install roof lights and convert loft space.) to re-build chimney stack and roof window, and add two new roof windows.
Mr & Mrs Turner
- 6/2020/0313 **Non Material Amendment**
Silverdale, 15 Bon Accord Road, Swanage, BH19 2DN
Non-material amendment to planning permission 6/2020/0124 (Front elevation – remove external stair, new hipped roof over porch, 2 no. windows altered and second floor dormer extended. Rear elevation – remove first floor conservatory, replace balustrade, add side screen and increase structural openings on ground and first floor.) to retain external stair and change balustrade to glass, create a canopy porch, and change two single garage doors to one double garage door.
Mr Buckle
- 6/2020/0336 **Non Material Amendment**
20 Cauldron Crescent, Swanage, BH19 1QL
Non material amendment to planning permission 6/2017/0614 (Rear single storey extension with steps and terrace, insert rooflight in rear elevation, front single storey extension, front dormer window and widen drive.) to reduce the size and centralise the position of the rear window, re-position rear steps, and apply render in place of matching brickwork.
Mr & Mrs French
- APN/2020/0004 **Agricultural Prior Notification**
Glennist, Washpond Lane, Ulwell, Swanage, BH19 1QT
Erect agricultural building.
Mr Redout
OBSERVATION: For information only. This not a planning application but a request for a legal determination of Dorset Council as to whether or not prior approval is required to erect an agricultural building.

Please note:

The Town Council is the owner of land included within, or directly affected by, 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 – consultation on an application for a Public Path Diversion Order, part of footpath SE3/69, Swanage, under Section 257 of the Town and Country Planning Act 1990**
It was reported that planning consent had been granted by Dorset Council for the construction of a three-bedroom detached dwelling with vehicular access and parking

on land to the rear of 15 Sydenham Road, Swanage (planning application nos. 6/2018/0226 and 6/2019/0534), and that part of footpath SE3/69 ran through the site of development. The developers had therefore made an application to Dorset Council for an Order under Section 257 of the Town and Country Planning Act 1990 to divert the footpath to enable the development to be carried out.

Following a brief discussion, it was proposed by Councillor Bonfield, seconded by Councillor Whitwam and RESOLVED UNANIMOUSLY:-

That the Town Council raises no objection to the application for a Public Path Diversion Order in relation to part of footpath SE3/69, Swanage, under Section 257 of the Town and Country Planning Act 1990.

Licensing

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

a) Mr M Kaplan, Wimpy, 5 Institute Road, Swanage, BH19 1BT – application to vary a premises licence under section 34 of the Licensing Act 2003

It was reported that this was an existing licensed restaurant situated in the town centre which had made an application to vary its premises licence and extend the licensing hours to permit the sale of alcohol to 12.00 a.m. The business would also be developing a home delivery service to further enhance the business. It was noted that alcoholic drinks would only be supplied with home deliveries when ancillary to a food order, and all delivery staff would be trained to Level 2 Award for Personal Licence Holders (or equivalent).

Consideration was given to the application under the four licensing objectives. Committee Members raised concerns regarding the location of the business, and possible noise nuisance to local residents, and comments were made that the existing licence (to 11.00 p.m.) was adequate. However, attention was drawn to a similar business in the town centre which had a late licence and also undertook home deliveries.

Further questions were raised which included whether conditions were imposed on licences regarding proof of age when undertaking deliveries, and whether Dorset Council held the power to 'police' licences. In view of the number of questions raised Members felt that further clarification regarding the application should be sought from Dorset Council's Licensing Officer prior to any comments being made.

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

That delegated authority be given to officers, in consultation with the Chair, to seek advice and guidance from Dorset Council's Licensing Officer regarding the Committee's questions (the findings of which to be circulated to Members for their information) and, subject to satisfactory responses being received, to formulate the Council's response (if any) to Dorset Council.

It was further AGREED:-

That an invitation be extended to the Licensing Officer to attend a future meeting of the Planning and Consultation Committee to give a presentation on the licensing process/guidelines, and to provide Committee Members with the opportunity for a 'question and answer' session with the Officer.

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

a) **Dorset Council - Draft Licensing Policy 2021 to 2026 Public Consultation** – details of the consultation and online survey had been provided, and it was reported that this would be considered at the next meeting being held on 7th September 2020.

a) **Dorset Council - Draft Gambling Licensing Policy 2021 to 2024 Public Consultation**– details of the consultation and online survey had been provided, and it was reported that this would be considered at the next meeting being held on 7th September 2020.

b) **6/2020/0161 1A Battlemead, Swanage, BH19 1PH** - Replace existing dwelling with detached dwelling. Erect additional detached dwelling adjacent. Form access and parking. It was reported that at the Eastern Area Planning Committee Meeting held on 29th July 2020 the application had been refused.

7) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 7th September 2020 at 6.30 p.m.

The meeting closed at 7.30 p.m.
