

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 4th MARCH 2024** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

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

Public Participation Time

The following matter was raised:-

Planning application No. P/HOU/2024/00443 Sentry Cottage, Sentry Road, Swanage, BH19 2AG

- Concerns regarding the overbearing size and scale of the proposed development.
- Potential overlooking, loss of privacy/neighbour amenity, and loss of daylight – comments made that the extension would be within five metres of the rear of Nos. 17, and 17a (basement flat), Park Road, and would be over-dominating to the properties' limited outside space.
- Out of keeping with the street scene and character of the Sentry Road area/Swanage Conservation Area – comments made that there were a number of listed buildings in the vicinity of Sentry Road.
- Further comments made that although the amended plans for this proposal now included a pitched roof, the 'bulk' of the extension remained the same.

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

P/FUL/2024/00475

6 High Street, Swanage, BH19 2NT

Change of use from retail shop to new residential unit. Revisions to windows, provide 1.2m Purbeck Stone wall with a pair of black metal rail gates.

OBSERVATION: No objection.

P/FUL/2024/00975

12 Ballard Estate, Swanage, BH19 1QZ

Replacement dwelling (demolish existing dwelling and garage).

OBSERVATION: No objection.

P/HOU/2024/00443

Sentry Cottage, Sentry Road, Swanage, BH19 2AG

Erect first floor rear extension and extended deck to create covered store.

OBSERVATION: Recommend refusal, the minor amendments made to the proposal do nothing to mitigate the Town Council's original concerns as set out in its comments dated 5th June 2023 (planning application No. P/HOU/2023/02889), which remain the same:

Overdevelopment/overbearing/out of keeping with the character of the area/street scene – the proposal is considered to be overdevelopment and would be out of keeping with/detrimental to the important street scene and character of the Sentry Road area, which is within the Swanage Conservation Area.

Adverse impact on Swanage Conservation Area – the property is a character building, situated in close proximity to a number of listed buildings, and opposite Victorian Villas built in the 1880s, and the Council feels that the proposal is insensitive and does nothing to enhance its setting within the Conservation Area.

Overlooking/loss of privacy/neighbour amenity/loss of light – the property is in very close proximity to neighbouring properties, and concerns are held regarding potential overlooking, loss of privacy/neighbour amenity, and loss of light. The proposed extension will be much higher than, overlooking, and intrusive to the limited outdoor space and windows of these properties, in particular Nos. 17 and 17a (basement flat) Park Road.

Loss of historic Purbeck Stone wall - concerns are raised regarding the continued loss of character in the town through redevelopment, namely the existing Purbeck Stone boundary wall. The Council would wish to see the wall retained in any approved scheme.

P/HOU/2024/00699

Sentry Cottage, Sentry Road, Swanage, BH19 2AG

Kitchen extension, and extended deck to create covered store.

OBSERVATION: Recommend refusal, the minor amendments made to the proposal do nothing to mitigate the Town Council's original concerns as set out in its comments dated 5th June 2023 (planning application No. P/HOU/2023/02889), which remain the same:

Overdevelopment/overbearing/out of keeping with the character of the area/street scene – the proposal is considered to be overdevelopment and would be out of keeping with/detrimental to the important street scene and character of the Sentry Road area, which is within the Swanage Conservation Area.

Adverse impact on Swanage Conservation Area – the property is a character building, situated in close proximity to a number of listed buildings, and opposite Victorian Villas built in the 1880s, and the Council feels that the proposal is insensitive and does nothing to enhance its setting within the Conservation Area.

Overlooking/loss of privacy/neighbour amenity/loss of light – the property is in very close proximity to neighbouring properties, and concerns are held regarding potential overlooking, loss of privacy/neighbour amenity, and loss of light. The proposed extension will be much higher than, overlooking, and intrusive to the limited outdoor space and windows of these properties, in particular Nos. 17 and 17a

(basement flat) Park Road.

Loss of historic Purbeck Stone wall - concerns are raised regarding the continued loss of character in the town through redevelopment, namely the existing Purbeck Stone boundary wall. The Council would wish to see the wall retained in any approved scheme.

P/HOU/2024/00520 **3 South Road, Swanage, BH19 2QR**

Single storey extension.

OBSERVATION: No objection.

Miss N Clark, Planning and Community Engagement Manager, left the room during consideration of the following item.

P/HOU/2024/00557 **10 Court Road, Swanage, BH19 1JE**

Erect two storey rear extension, with a third floor rear facing dormer
Includes internal alterations.

OBSERVATION: No objection.

Miss N Clark re-entered the room.

P/HOU/2024/00670 **2A Drummond Road, Swanage, BH19 2DX**

Single storey rear extension, internal alterations, reclad, reroof, and replacement windows. Rear decking, and proposed detached garden room. Creation of further parking space.

OBSERVATION: No objection.

* P/HOU/2024/00782 **14 Cauldron Barn Road, Swanage, BH19 1QF**

Install roof light window to master bedroom.

OBSERVATION: No objection.

P/HOU/2024/00973 **22 Burlington Road, Swanage, BH19 1LS**

Erect second storey extension over existing flat roof to create gym and study. Roof to have conservation rooflights, and PV panels.

OBSERVATION: No objection.

* P/HOU/2024/01003 **8 Walrond Road, Swanage, BH19 1PB**

Demolition of two storey rear extension and outbuildings to create new single storey side extension, and detached annex.

OBSERVATION: No objection.

P/LBC/2024/00626

LISTED

Listed Building Consent

Ullwell House, Ullwell Road, Swanage, BH19 3DG

Installation of through floor lift.

OBSERVATION: No objection.

P/LBC/2024/00855

LISTED

Listed Building Consent

39 Jubilee Road, Swanage, BH19 2SE

Proposal to replace two modern (late 20th century) windows with two new windows.

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report.

Appeal Information

P/HOU/2023/01158

Appeal Reference: APP/D1265/W/23/3332774

233 High Street, Swanage, BH19 2NG

Erection of a bin store in front garden to house the wheelie bin and recycling bins, replace fence.

Appeal start date: 1st February 2024

An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission.

OBSERVATION: The Committee did not wish to modify or withdraw its previous comments dated 3rd April 2023, therefore, no further action was required at this time.

For Information Only

* P/CLP/2024/00430

Certificate of Lawful Use Proposed

33 De Moulham Road, Swanage, BH19 1NT

Convert existing integral garage into a habitable room, and replace garage doors.

P/NMA/2024/00836

Non Material Amendment

Purbeck Centre, Northbrook Road, Swanage, BH19 1QE

Non material amendment to approved planning application

6/2021/0314 (Demolition of former school, buildings, and structures. Erection of 90 dwellings, and the formation of a new vehicular access from Northbrook Road), to amend the roofs of the approved bin and cycle stores from hipped with slate coloured tiles, to mono pitched with grey polycarbonate, due to the availability of materials.

* P/NMA/2024/00881

Non Material Amendment

3 De Moulham Road, Swanage, BH19 1NP

Non material amendment to install air source heat pumps to approved planning application P/VOC/2022/00182 (Variation of condition 2 of 6/2020/0452. (Variation of condition 2 of planning permission 6/2019/0648 (Demolish existing dwelling, and erect four new houses with off-street parking and gardens.) to alter the height of the buildings, alterations to the roof to include PV panels, erection of a bin store, and alterations to terraces and party walls.) and (as amended by non material amendment 6/2021/0239) to allow the retention of an existing stone wall.)

P/NMA/2024/00922

Non Material Amendment

18 Sandbourne Close, Swanage, BH19 2LQ

Non material amendment to change rear door/window to one larger door, remove window to ensuite, install additional sun tunnel to planning permission P/HOU/2023/06867 (Erect rear extension.).

4) Applications for tree works - opportunity to raise any matters of concern

There were no matters raised.

5) Sandbanks Ferry application for proposed increase in tolls – further to discussions at the Extraordinary Council Meeting held on 26th February 2024 - to agree the grounds for objection to the application, and consider a draft submission to the Secretary of State for Transport

Further to Minute No. 193 of the Extraordinary Council Meeting held on 26th February 2024 consideration was given to the Town Council's grounds for objection to the Bournemouth-Swanage Motor Road and Ferry Company's application for an Order to increase the tolls for the use of the ferry.

During the discussion particular concerns were raised regarding the proposed uplift in the single crossing toll for cars, which would see an immediate increase of 18% on 1st April 2024, from £5.20 to £6.14, and the significant reduction in discounts available on 'bulk' tickets, which would primarily affect local residents and businesses. If approved, these proposals would have a considerable financial impact on regular users, and would be damaging to the Isle of Purbeck's economy and environment. Further comments were made that it could potentially reduce ferry passenger numbers, and the ferry company's income, if users made the decision to travel the longer route via road/the A351.

Following the discussion, Members felt that more time was required to review the ferry company's 'Toll Application 2024' documents and financial statements, and formulate the Council's letter of objection in light of these documents, and the above concerns.

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

That delegated authority be given to officers, in consultation with Councillors Bishop, Foster, and Whitwam, to formulate the Town Council's letter of objection to the Secretary of State for Transport.

It was noted that the closing date for any representations to the Secretary of State for Transport was 22nd March 2024.

Consultation

6) Dorset Council – Local Transport Plan 4 – Opportunities and Issues Survey

It was reported that the Local Transport Plan (LTP) 4 would set out the long-term vision for improving transport and travel across the whole of Dorset over the next 10-15 years, and was a joint initiative for Dorset Council and BCP Council. It was noted that all councils were legally required to have a LTP, and that this plan would replace the existing plan that expired in 2026. The Councils were therefore seeking feedback via a survey, and at roadshows, on what people considered to be the big transport opportunities and issues, which would help to develop a new plan. The aim of the survey was to understand the different needs of the diverse communities who lived and worked in Dorset.

During the ensuing discussion the Committee considered its responses to the survey questions, and concerns were highlighted regarding the particular transport issues faced by the local Purbeck community as a whole, and in Swanage and the surrounding villages (for commuters, students, young families, and the older population alike). Further comments were made regarding the regular instances of congestion experienced on the A351/A35 roads, the frequency of public transport services in the area, and the cost of travel. It was noted, however, that the Morebus £2 single journey fare had recently been extended until the end of the year.

In view of the length of the survey, and time limitations of the meeting, it was agreed that the Chairman, Councillor Harris, with the assistance of the Planning and Community Engagement Manager, would input the answers to the online survey later in the week, in accordance with discussions and comments made at the meeting.

It was noted that the Dorset/BCP Councils would analyse all responses to the survey and provide a report on these in summer 2024.

Licensing

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

- a) **Mr J Tillman – Smoke on the Water Ltd, High Street, Swanage, BH19 2FH – application for a premises licence to be granted under section 17 of the Licensing Act 2003**

It was reported that this was a new restaurant and bar business which, when it opened, would be serving a variety of drinks on-premises, with meals, and for takeaway, and had therefore made an application for a premises licence to permit the sale/retail sale of alcohol which would enhance the offering of the new business. The business also proposed to play recorded music and host live acoustic and non-acoustic performances at the premises (standard timings to 11pm, with an extension on New Year's Eve).

Consideration was given to the application under the four licensing objectives.

It was proposed by Councillor Bonfield, and seconded by Councillor Harris:-

OBSERVATION: No objection under the four licensing objectives.

Upon being put to the Meeting FIVE Members voted IN FAVOUR of the Proposition and there was ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

Neighbourhood Planning

8) **Matters arising from Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 5th February 2024**

There were no matters arising.

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

There were no matters raised.

10) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 8th April 2024. It was noted that Councillor Finch had given her apologies for this meeting.

The meeting closed at 7.50 p.m.
