

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 5th DECEMBER 2022** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor W Trite

Swanage Town Council

Miss N Clark

Planning and Community Engagement Manager

Mrs G Percival

Assets and Compliance Manager

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

Public Participation Time

The following matter was raised:-

- **Planning Application No. P/FUL/2022/06731** Cefyn Bryn, 3 Ballard Estate, Swanage, BH19 1QZ - Demolition of existing single storey and erection of new single storey dwelling – concerns regarding these redevelopment proposals, which included the height, mass/scale and location of the new dwelling, and the potential adverse impact that this could have on the street scene and character of the Ballard Estate. Attention was drawn to the Swanage Townscape Character Assessment (part 04.8 Ballard Down), and the Purbeck District Design Guide SPD (pages 8 & 9).
A representation was also made by a representative of The Ballard Estate Company Limited regarding misleading information contained in the Design and Access Statement for this application that had implied that the Company had either approved, or was content with, the proposed development, which was not actually the case, and a request was made for the Town Council to reconsider its comments regarding this proposal in light of this information.

The Meeting commenced at 6.50 p.m.

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. P/FUL/2022/06806 36 High Street, Swanage, BH19 2NU – Councillor Foster declared a non-pecuniary interest under the Code of Conduct by reason of having a family connection with the applicant.

Planning Application No. P/HOU/2022/06891 Hayes, Southcliff Road, Swanage, BH19 2JF - Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the applicants.

There were no other declarations to record on this occasion.

Further to Standing Order No. 12) a) viii, it was proposed by the Chair and AGREED:-
That Items 7 and 8 on the Agenda be brought forward
to Items 1 and 2.

Traffic Management Advisory Committee

3) To approve the Minutes of the Meeting of the Traffic Management Advisory Committee held on 22nd November 2022

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

That the Minutes of the Traffic Management Advisory
Committee Meeting held on 22nd November 2022 be
approved as a correct record.

It was noted that the recommendation made under Minute No. 3 a) would be considered
under matters arising from the Minutes, as below.

4) Matters arising from Minutes of the Meeting of the Traffic Management Advisory Committee held on 22nd November 2022

a) To consider report on potential improvements to Station Approach, Swanage

Further to Minute No. 3 a) of the Traffic Management Advisory Committee Meeting held
on 22nd November 2022, consideration was given to the recommendation made by the
Advisory Committee regarding potential pedestrian safety improvements to be made in
Station Approach, and also to the Pedestrian Safety Feasibility Study of Station Approach
which had been completed by WSP Consultants in September/October 2022.

An overview of discussions held at the meeting was given, and it was noted that three
options had been put forward by the consultants. In conclusion, Option 2 had been the
consultants', and Dorset Council's Highways Project Manager's recommended option, as
this provided a balance between encouraging and sustaining safer active travel usage
without unduly disadvantaging traffic behaviour.

It was reported that subsequent to the meeting contact had been made with the Co-op to
discuss the Feasibility Study, and the possibility of creating a new exit for vehicles leaving
the supermarket car park (Option 3), which had again been rejected by them.

During the ensuing discussion comments were made regarding the many competing uses
of the area, and it was felt that further consideration should be given to additional safety
improvements, in consultation with Dorset Highways, which included the possible
installation of barriers on corners to prevent pedestrians from stepping out into the road,
signage for safe pedestrian routes, and an improved queuing system for the station's bus
stops. A request was therefore made for this matter to be placed on the agenda of a future
Advisory Committee meeting to continue these discussions. It was noted that the Council's
Assets and Compliance Manager and the Highways Project Manager would continue to
work together on these matters.

Following a lengthy debate, Members were in agreement that the recommended safety
improvements should be undertaken as soon as practicable, and it was proposed by
Councillor Whitwam, seconded by Councillor Moreton and RESOLVED
UNANIMOUSLY:-

TO RECOMMEND:

That the Town Council brings the existing location
up to current highway standards (crossings, tactile
paving, road markings), relocate the parking bays
allocated for the railway to either the Co-op car park
or to the two taxi bays adjacent to the disabled bays,
adjust road marking/surfacing in the area where the

railway parking was previously, install a cycle rack (location to be determined) and review the installation of additional crossings as per recommendations within the report, subject to stakeholder views and final costings (as set out in Option 2 of the WSP Feasibility Study dated September/October 2022).

Planning

5) Plans for consideration

Delegated Applications

Further to the concerns and comments raised during Public Participation Time, and in light of the representation made, Committee Members agreed to reconsider its original response made to the application on 9th November 2022.

P/FUL/2022/06731 Cefyn Bryn, 3 Ballard Estate, Swanage, BH19 1QZ

Demolition of existing single storey and erection of new single storey dwelling.

OBSERVATION: The Committee wishes to retract its original comments made at the Planning and Consultation Committee Meeting held on 9th November 2022 regarding this proposal and would wish to submit the following revised comments:

It has been brought to the attention of the Town Council by The Ballard Estate Company Limited (BEC) that there is misleading information contained in the Design and Access Statement for the above planning application, which implied that BEC Limited had either approved, or was content with, the proposed development, which was not actually the case. Councillors had considered the application whilst taking into account the apparent ‘endorsement’ made by BEC Limited in Page 3 of this document, which they have now been advised is not the case.

The Town Council has no objection to redevelopment of the property, however, in light of the above information received from BEC Limited, the Council recommends refusal of the plans as submitted. Concerns are raised regarding the height, scale and position of the proposed building, which would be out of keeping with the street scene and the unique character of the area.

Increase in footprint/layout and density of building design/scale – the proposed plans for this dwelling incorporate a sizeable increase in footprint, and a steeply pitched roof. The siting of this much larger building will be extremely close to the boundary of the property/the road into Ballard Estate, creating a potential adverse impact on the character of the Estate, and neighbour amenity, which would be contrary to local planning policies. The Council recommends that consideration should be given to lowering the roof height, and that the dwelling should be set further back on the plot, which would reduce the mass and scale of the building, and the visual impact that it would have on the important character of the area. Attention is drawn to: the Swanage Local Plan, paragraph 193, and Policy STCD, and the Swanage Townscape Character Assessment, Section 4.8 Ballard Down.

Sustainable development – as previously submitted, the Council is disappointed to note that the originally proposed air source heat pump and PV panels have been removed from the proposed development – the Committee recommends that sustainable building design principles are applied to the proposed development to minimise environmental impact.

The Council also wishes it to be noted that it is in support of The Ballard Estate Company Limited's objections to this application.

Further to her declaration under Minute No. 2) Councillor Foster left the room during consideration of the following item.

P/FUL/2022/06806 **36 High Street, Swanage, BH19 2NU**
Change of use from class E to mixed use, class E and sui generis.
Change from café/takeaway and serving alcohol, to café/bar serving hot and cold drinks, food, and bar snacks during the day and evening.
OBSERVATION: No objection.

Councillor Foster re-entered the room.

P/FUL/2022/07397 **Wordsworth House, 2 Belle Vue Road, Swanage, BH19 2HR**
Extension, alteration and change of use of former care home to create 16 no. one and two-bedroom apartments.
OBSERVATION: No objection. The Town Council is pleased to note that the appearance/character of the original building is being retained in the redevelopment proposals, that solar panels are proposed, and that 21 parking spaces will be provided to service the new dwellings.

P/HOU/2022/06740 **Cecil House, Priests Way, Swanage, BH19 2RS**
Alterations and additions to form first floor balcony.
OBSERVATION: No objection.

P/HOU/2022/06890 **18 Burlington Road, Swanage, BH19 1LS**
Erect an extension, and alterations to include formation of dormer windows and balconies. Replacement roof.
OBSERVATION: No objection.

Further to her declaration under Minute No. 2) Councillor Harris left the room during consideration of the following item. In the absence of the Committee Chair, it was agreed that Councillor Foster would assume the Chair during consideration of the item.

P/HOU/2022/06891 **Hayes, Southcliff Road, Swanage, BH19 2JF**
Single storey rear extension.
OBSERVATION: No objection.

Councillor Harris re-entered the room.

P/HOU/2022/06938 **1 Atlantic Road, Swanage, BH19 2EF**
Demolish existing wood store. Erect new boathouse/wood store rotated 90 degrees from existing.
OBSERVATION: No objection.

- P/HOU/2022/06987 **15 Moor Road, Swanage, BH19 1RG**
Erect lower ground floor single storey rear extension, first floor rear windows adjustments, second floor conversion of window to Juliet balcony, and front entrance porch.
OBSERVATION: No objection.
- P/HOU/2022/07015 **15 Osborne Road, Swanage, BH19 2QA**
Remove store, rebuild rear extension including roof lantern. Carry out internal alterations.
OBSERVATION: No objection.
- P/HOU/2022/07308 **11 Newton Road, Swanage, BH19 2EA**
Install bay windows to front elevation.
OBSERVATION: No objection. The Town Council feels that the proposals will improve the appearance of the property.
- P/HOU/2022/07329 **Belvedere, Seymer Road, Swanage, BH19 2AL**
Demolish and rebuild like for like sheds, steps and retaining walls for flower beds at the rear.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.
- * P/HOU/2022/07442 **7 Anglebury Avenue, Swanage, BH19 1QP**
Side extension to existing dwelling.
OBSERVATION: No objection.

For information only

- * P/NMA/2022/07468 **1 Battlemead, Swanage, BH19 1PH**
Non material amendment to approved planning application 6/2021/0316 (Integral garage conversion, front pitched roof single storey infill and porch extension, rear flat roof single storey garden room extension (replacing conservatory) with glazed lantern and green (sedum/grass) roof, and side pitched roof first floor extension incorporating new gable replacing hipped end. To replace mineralised felt flat roofs to existing dormers to front and rear with lean to roofs. To replace vertical tile hanging to dormers with vertical timber boarding. To add vertical timber boarding to existing rear two storey flat roof extension including the removal of fascia overhang and adding a raised parapet. To add a raised terrace with steps at the rear with perimeter frameless glass balustrade, and to replace existing timber balustrade to existing first floor balcony with a glass balustrade.) to remove the first floor extension and lean to roofs over front Andrea dormers, and reduce the front porch, front extension and rear garden room extensions.

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 *.

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

There were no matters raised.

Neighbourhood Planning

7) To approve the Minutes of the Meeting of the Swanage Neighbourhood Plan (SNP) Steering Group held on 28th November 2022

It was proposed by Councillor Harris, seconded by Councillor Moreton and RESOLVED UNANIMOUSLY:-

That the Minutes of the Swanage Neighbourhood Plan Sub-committee Meeting held on 28th November 2022 be approved as a correct record.

8) Matters arising from Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 28th November 2022

a) To consider amended Terms of Reference for the SNP Steering Group

Further to Minute No. 3) of the Swanage Neighbourhood Plan Steering Group Meeting held on 26th October 2022, consideration was given to amended Terms of Reference for the Steering Group. It was reported that the terminology of the ToR had been reviewed and some minor amendments had been made to make it clear that the Group had a 'strategic' role in the creation of the draft SNP, and to reflect that there would now be two initial 'Task Teams' (instead of the four original 'Theme Groups').

It was proposed by Councillor Harris, seconded by Councillor Moreton and RESOLVED UNANIMOUSLY:-

That the amended Terms of Reference for the Swanage Neighbourhood Plan Steering Group dated December 2022 be adopted.

Consultation

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

a) Dorset Council (DC) – #Let's Talk Libraries - Public Consultation on the draft Dorset Council Library Strategy

Further to Minute No. 8 a) of the Planning and Consultation Committee Meeting held on 7th November 2022 further consideration was given to the draft Dorset Council Library Strategy. Members again stressed that retention of Swanage Library was essential for local residents, providing so much more than just a library service, and there being no alternatives for the local community. Further comments were made that the Council should insist in its response that Swanage Library should continue with at least the current level of provision of services in the future.

The Committee's response to the 'Employee, business and partner survey' was submitted online during the discussion. It was noted that the survey had also been circulated to all Town Councillors to provide them with the opportunity to complete the survey individually if they so wished.

b) Dorset Council (DC) – Street Trading Policy – Survey for Town and Parish Councils

It was reported that Dorset Council was undertaking a survey with Town and Parish Councils to understand more about what street trading issues there were in Dorset, and what arrangements were in place, so that it could look towards creating a new Dorset-Council-wide policy. Information requested included whether there were any local markets held, any areas that suffered from street trading problems/pedlars/hawkers/busking, and goods for sale which caused problems on the highways or footways.

The Committee's response to the survey was submitted online during the discussion. It was noted that the Council's Visitor Services Manager would also be submitting a response as having management responsibility for the Swanage Market, and events held on Town Council owned land.

10) Items of Information and Matters for Forthcoming Agendas

- a) Dorset Council (DC) – Review of The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022** – further to Minute No. 9 a) of the Planning and Consultation Committee Meeting held on 7th November 2022, it was reported that no responses had been received as yet from the local emergency services teams, a further update would be given at the next Committee Meeting.
- b) Planning Application P/FUL/2022/03004 4 Hillview Road, Swanage, BH19 2QX** - Councillor Trite, as Dorset Councillor, reported that he had requested that this application be referred to the Eastern Area Planning Committee for consideration.
- c) Planning Application WP/20/00692/DCC Portland Waste Incinerator** – it was reported that this application was being considered at the Dorset Council Strategic and Technical Planning Committee Meeting being held on Thursday 22nd December 2022. Councillor Harris confirmed that she would be attending the meeting to present the Town Council’s objections to the application.

11) Date of next meeting

The date of the next meeting had been scheduled for Monday 9th January 2023.

The meeting closed at 8.30 p.m.
