

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 5th SEPTEMBER 2022** 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 T Foster

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

Administration and Communications Manager

There were two 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 Moreton.

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/2022/03004 4 Hillview Road, Swanage, BH19 2QX – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of close neighbours of the applicants.

There were no further declarations to record on this occasion.

Neighbourhood Planning

3) To approve Terms of Reference (ToR) for the Swanage Neighbourhood Plan (SNP) Steering Group

Further to Minute No. 3 b) of the Planning and Consultation Committee Meeting held on 1st August 2022 consideration was given to a draft ToR for the Swanage Neighbourhood Plan Steering Group, which had been drawn up following discussions at an informal meeting held on 8th August 2022 (which had been attended by Committee Members and Members of the Swanage Local Plan Steering Committee).

The Town Council was aiming to produce a Neighbourhood Plan that ensured the growth of the town was both sustainable and achieved within a townscape and environment that protected and enhanced the special characteristics of the town as recognised by the Swanage community and which, in turn, attracted the visitors who powered the town's seaside economy.

It was proposed that the SNP Steering Group would be constituted as a Sub-committee of the Planning and Consultation Committee, and would have full delegated authority to manage the preparation of the Plan as set out in the objectives, and within agreed budgets,

up to and including the publication of the Draft Neighbourhood Plan for public consultation. Membership of the Group would consist of six Councillor Members of the Town Council's Planning and Consultation Committee, and up to six other members residing in the Parish of Swanage (the Steering Group having delegated authority to co-opt accordingly).

It was noted that the Steering Group would oversee the setting up of 'Theme Groups', which would feed evidence back to the Group to support preparation of the Plan. The initial theme groups would be:

- Housing and Community Services
- Town Centre and Economic Development
- Environmental Issues
- Conservation

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

That the draft Terms of Reference for the Swanage
Neighbourhood Plan Steering Group dated 31st
August 2022 be adopted.

Further to Minute No. 47 of the Council Meeting held on 11th July 2022, a 'Vision Workshop' would now be arranged with ONeill Homer, Planning Consultants.

4) To confirm membership of the Swanage Neighbourhood Plan Steering Group

Further to Minute No. 3 a) of the Planning and Consultation Committee Meeting held on 1st August 2022 it was noted that Councillors Bonfield, Foster, Harris, Moreton, Rogers and Whitwam had been appointed as Councillor Members to the SNP Steering Group. Further to Minute No. 47 of the Council Meeting held on 11th July 2022, and following the meeting held on 8th August 2022, in accordance with the Terms of Reference for the Steering Group, it was confirmed that Mrs K Gallagher, Mr A Larner, Mr M Norris, and Mr G Richardson, would also be appointed as Members of the Group.

It was reported that the Chair and Vice-Chair of the Steering Group would be elected at the inaugural meeting of the Group which would be held in due course.

Planning

5) Plans for consideration

Delegated Applications

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 Rogers would assume the Chair during consideration of the item.

The Chair then invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow the members of public present to address the Committee, and respond to questions regarding/relevant to the application.

P/FUL/2022/03004 **Reconsultation - Amended plans**

4 Hillview Road, Swanage, BH19 2QX

Demolish existing garages, erect replacement garages, and provide ancillary accommodation to serve No. 4 Hillview Road.

OBSERVATION: Recommend refusal. The Town Council feels that the minor amendments made to this proposal do nothing to mitigate the Council's original concerns as set out in its comments dated 6th June 2022, which remain the same. The plans present what appears to be a separate dwelling with its own front door. Concerns are raised as follows:-

Overdevelopment/layout and density of building design/scale/increase in footprint – the proposal is considered to be overdevelopment and would be out of keeping with the character of the area/size and scale of surrounding buildings/garages. Further concerns are held that the proposal appears to create a new residential dwelling, not just replacement garages/a garden room, and that this will lead to a change of use in the future. The Town Council would wish it to be noted that it should be stipulated in any approved proposal for the new garden room/garages, that they should be used solely for purposes incidental to the residential use of No.4 (and The Croft), and that it would object to:

- Any future conversion of the garages/garden room to residential use.
- Severance to create a separate plot for future habitation.
- Creation of a separate address.

Overlooking/loss of privacy – concerns held regarding potential overlooking, and loss of privacy/neighbour amenity.

Although not a material planning consideration, the Town Council would also wish to draw attention to previous comments it has lodged with Dorset Council regarding garage conversions/developments, and that this application must not be regarded as setting a precedent for future planning applications for the conversion of garages to living accommodation in the vicinity.

Councillor Harris returned to the Meeting.

P/FUL/2022/04425 **Swanage Bay Holiday Flats, 9 Highcliffe Road, Swanage, BH19 1LW**

Remove original timber beach huts (completed), and replace with a block of six beach huts using concrete block walls and reinforced concrete roof. These huts will then be faced with timber porch and roof to match original and existing beach huts.

OBSERVATION: No objection.

P/FUL/2022/05040 **102 Victoria Avenue, Swanage, BH19 1AS**

Sever plot, erect four apartments and parking. Form access.

OBSERVATION: No objection in principle to development of the site, subject to mitigation of any neighbours' concerns received regarding overlooking and loss of privacy/neighbour amenity, adherence to the Design and Conservation Officer's report, and a reduction in scale of the proposed building.

Further concerns and comments regarding the proposals as submitted are raised as follows:-

Overdevelopment/layout and density of building design/scale – increase in density of buildings on a small plot. The proposed new apartment building is being built so close to the boundary of the historic farmhouse. This further reduction to the curtilage of the farmhouse would be detrimental to the important street scene and character of the area. It should be noted that the farmhouse is listed as a non-designated heritage asset that has been recommended for the Dorset Local List.

The Town Council is also disappointed to note that the site has already been cleared, the existing, historic stone wall has been

removed, and groundworks have been commenced prior to any planning permission having been granted as yet. The Council would wish to see as much of the stone wall reinstated as possible in any approved development scheme.

Loss of greenspace/biodiversity/nature conservation – proposed loss of a large area of greenspace. The Town Council would wish to see more of the greenspace retained in any approved scheme, and that a planting scheme should be agreed with the developer to include native species of trees and shrubs. Attention is drawn to the adopted **Swanage Green Infrastructure Strategy SPD** (green corridors – rivers and canals (including their banks), road verges and rail embankments, cycling routes, and rights of way;) the site being close to the Swan Brook and green corridor leading to the town, and also to **Appendix 2 - GI Design Guide for Developers**, and **Appendix 3 – Plants to attract birds, butterflies and bees**.

Highway issues: traffic generation/vehicular access/road safety – access to the proposed parking area for the apartments is across a rough, unmade/unadopted section of Prospect Crescent, which has no footway for pedestrians. This section is also currently used by local residents for parking, as there is limited on-street parking in the area. The proposals only provide four parking spaces for the apartments, and no visitor parking, which could have an adverse impact on/ reduce the number of on-street parking spaces available. It is also noted that the land to be developed does not currently have access onto Prospect Crescent.

Sustainability – the Planning, Access, and Design Statement states that:

a) 'Every effort will be made to achieve a significant carbon reduction in this new development.' – Committee Members are pleased to see the inclusion of electric heating in the proposals. However, Members are disappointed to note that further steps have not been taken to compliment this with a green energy source e.g. solar panels, or consideration given to the installation of electric vehicle charging points.

b) The existing local public transport infrastructure is within easy level walking distance of this site which will add to the sustainability of the proposal reducing the need for occupants to rely entirely on private motor vehicles.' Committee Members feel that this statement is misleading as there is no public bus route/service near the site/servicing the Victoria Avenue area. There are limited services to and from the town centre (to Poole and Bournemouth), and a reduction in these services has in fact been seen in recent years. It must also be noted that the Swanage Railway rail service is primarily a tourist service at the present time, travelling only as far as Norden. Proposals for an onward rail connection of the Swanage Railway to Wareham from Norden are still in early stages, with a limited trial not now expected until mid-2023.

Potential noise/disturbance/adverse impact - problems arising from the construction period of any works, e.g., considerable noise, disturbance, dust, and construction vehicles - potential adverse impact on neighbouring properties/residents, and the unmade road.

Local Housing Need - this proposal makes no provision for affordable housing, and does not ‘support sustainable community growth to provide for the needs of local residents’ as stated in the Purbeck Local Plan. The proposal is not in accordance with the Swanage Local Plan Policy SHM: Swanage Housing Mix, ‘A mix of dwelling types and sizes to meet the needs of current and future households in Swanage will be encouraged on all new residential developments. Also relevant is Paragraph 114 ‘Creating opportunities for young people’. Swanage already has a high percentage of second homes (circa 20%), concerns are therefore raised that this proposal could lead to yet more second homes in the future, and the potential adverse impacts this could have on the local community and economy.

* P/HOU/2022/04744 **27 Walrond Road, Swanage, BH19 1PD**

Erect two ground floor rear extensions.

OBSERVATION: No objection.

P/HOU/2022/04780 **Phoenix, West Durlston Lane, Swanage, BH19 2JF**

Remodel ground floor, first floor extension, replacement glazing.

OBSERVATION: No objection.

P/HOU/2022/05252 **27 Ballard Estate, Swanage, BH19 1QZ**

Erect a single detached garage.

OBSERVATION: No objection.

P/VOC/2022/05050 **5 Stafford Road, Swanage, BH19 2BQ**

Vary conditions 2 and 3 of approved planning application

P/HOU/2022/01737 (Proposed single storey rear extension.) to improve the design.

OBSERVATION: No objection.

P/VOC/2022/05150 **Pier Head Apartments, Seymer Road, Swanage, BH19 2BQ**

Variation of condition 2 of approved planning application

6/2015/0328 – make changes to the approved dwellings and commercial units, to incorporate additional glazing in western block for improved daylight and natural ventilation.

OBSERVATION: No objection.

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.

Licensing

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

- a) **EI Group Limited - White Swan, 31 High Street, Swanage, BH19 2LT – Shadow Licence Conditions - application for a premises licence to be granted under section 17 of the Licensing Act 2003**

It was reported that advice had been sought from Dorset Council (DC) regarding this application. DC had confirmed that EI group was applying for ‘shadow’ licences across

the country. If the group's public house tenants changed then current licences were transferred onto the new tenants. However, if that new tenant subsequently went into liquidation then a licence would lapse. Therefore, the group applied for identical second licences in case that happened. Should there be a problem with the public house that required a review of the licence, then DC would review the second licence at the same time.

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

OBSERVATION: No objection under the four licensing objectives.

8) Items of Information and Matters for Forthcoming Agendas

a) **Planning/Neighbourhood Planning training** – a request was made for details of any upcoming Dorset Association of Parish and Town Councils planning/neighbourhood planning training to be circulated to Committee Members accordingly.

9) Date of next meeting

The date of the next meeting had been scheduled for Monday 3rd October 2022.

The meeting closed at 7.40 p.m.
