

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, High Street, Swanage on **MONDAY, 6th DECEMBER 2021** at **6.30 p.m.**

Chair: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration and Communications Manager

There were no members of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

An apology for her inability to attend the meeting was received from Councillor Finch, who was present via online video link.

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

6/2021/0131

3 Aigburth Road, Swanage, BH19 1BH

Demolish existing and erect a pair of semi-detached dwellings with balcony on the north elevation and associated parking.

OBSERVATION: Recommend refusal, concerns are held by the Committee as follows:

- Traffic generation and vehicular/pedestrian safety – concerns are raised regarding the potential increase in vehicular traffic and parking requirements in the small cul-de-sac (3-bed dwelling to be replaced by two 3-bed dwellings), which is an unmade road, with no additional parking spaces being provided in the proposed plans. Aigburth Road also being situated off of the very busy main route into/out of town (Victoria Avenue), and opposite the busy junction with Kings Road West.
- Purbeck Local Plan - Policy D (Design) – considered to be overdevelopment of the site, which could result in potential overlooking, loss of privacy and neighbour amenity, being in such close proximity to neighbouring properties. The proposal does nothing to enhance the character/street scene of this small residential area.

Comments are also made that the Committee is aware that access to this property is made via a private driveway, owned by the owners of a neighbouring property.

- P/FUL/2021/03705 **Herston Village Hall, 12 Jubilee Road, Swanage, BH19 2SF**
Erect new village hall, incorporating a self-contained two bed flat.
OBSERVATION: No objection to redevelopment of the site as proposed, which will provide much needed residential accommodation, whilst also protecting the future of the village hall. However, concerns are raised regarding the design of the front of the new building, in particular the portico adjacent to Jubilee Road, as it is felt that this is out of keeping with the street scene/character of the area, and the building's setting within the Herston Conservation Area.
The Committee recommends that sustainable building design principles are applied to the proposed development to minimise environmental impact. Consideration needs to be given to the steps which would need to be taken to achieve carbon neutrality of the proposed building, including renewable energy, and the installation of solar panels.
- P/FUL/2021/03756 **Millstones, 10 Locarno Road, Swanage, BH19 1HY**
Demolish existing store and convert workshop to a dwelling.
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking, loss of privacy and subject to adherence to the Design and Conservation Officer's report and recommendations (report not available as at the date of this meeting).
- P/LBC/2021/03757
LISTED **Listed Building Consent**
Millstones, 10 Locarno Road, Swanage, BH19 1HY
Demolish existing store and convert workshop to a dwelling.
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking, loss of privacy and subject to adherence to the Design and Conservation Officer's report and recommendations (report not available as at the date of this meeting).
- P/FUL/2021/04187 **16 Prospect Business Park, Prospect Way, Swanage, BH19 1EJ**
Change of use from use class E(g) (formerly B1), B2 and B8, to a mixed use comprising food preparation and coffee roasting, and associated storage and distribution within use classes E(g), B2, B8, and for the stationing of a mobile trailer for the sale of hot food and drink for consumption on the premises within use class E(b), and for consumption off the premises (sui generis).
OBSERVATION: No objection.
- P/FUL/2021/04318 **5A Victoria Avenue Industrial Estate, Swanage, BH19 1BJ**
Redevelopment of 5A Victoria Avenue Industrial Estate, to provide ten new business units (use class E(g), B2 and B8), with associated parking.

OBSERVATION: No objection. However, the Committee recommends that sustainable building design principles are applied to the proposed development to minimise environmental impact. Consideration needs to be given to the steps which would need to be taken to achieve carbon neutrality of the proposed building, including renewable energy, and the installation of solar panels.

P/FUL/2021/04767

3 Park Road, Swanage, BH19 2AA

Change of use from guest house (C1) to residential dwelling (C3).
Permission granted in 2014 (6/2014/0523).

OBSERVATION: No objection.

* P/FUL/2021/05038

Plot adjacent to 51 Rabling Road, Swanage, BH19 1ED

Erect 2no. four bed semi-detached houses with detached garages.
Form new pedestrian and vehicular access.

OBSERVATION: Recommend refusal, concerns are raised as follows:

- Overdevelopment/overbearing – proposed properties being squeezed onto a single plot, filling the plot completely, out of keeping with the street scene/character of the area (of large houses on large single plots), as defined in the Swanage Townscape Character Appraisal Part 04.12 Mixed Pre- and Post-war Housing ‘Threats: Intensification of development through infilling or redevelopment of existing plots at greater densities could harm the suburban character.’, and ‘Density and Mix • Modest dwellings, usually set within reasonably generous plots.’.
- Highway issues – traffic generation, vehicular access, highway safety – concerns regarding the service lane to the rear of the proposed properties, which is a narrow, single carriageway. There is no parking in the lane and very limited on street parking in the surrounding area. Attention is drawn to the three development plots to the rear of this plot, in Victoria Avenue, with the potential for a further 15 residential dwellings, which will bring a sizeable increase in vehicles using the lane.
- Purbeck Stone wall - concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, and Members would wish to see as much of the Purbeck Stone walls retained as part of any approved scheme.
- Although not a material planning consideration, comments were made that the developer needs to be made aware of the De Moulham Trust covenants that are extant on this plot.

P/HOU/2021/04127

11 Leeson Close, Swanage, BH19 2SR

Erect two storey rear extension.

OBSERVATION: No objection. Committee Members are pleased to note that the proposals are in keeping with the surrounding area.

P/HOU/2021/04161

11 Gordon Road, Swanage, BH19 2QH

Erect single storey rear extension.

OBSERVATION: No objection.

- P/HOU/2021/04342 **14 Newton Rise, Swanage, BH19 2QP**
Erect single storey rear extension, and roof extension (hip to gable).
OBSERVATION: No objection.
- P/HOU/2021/04385 **1 Cecil Road, Swanage, BH19 1JJ**
Erect single storey rear extension, and a roof light in the southern roof slope.
OBSERVATION: No objection.
- P/HOU/2021/04462 **3 Priests Road, Swanage, BH19 2RG**
Erect two storey front extension, and first floor rear extension.
OBSERVATION: No objection.
- P/HOU/2021/04481 **16 Bell Street, Swanage, BH19 2SA**
Erect single storey rear extension.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and recommendations (report not available as at the date of this meeting).
- P/LBC/2021/04482 **Listed Building Consent**
LISTED **16 Bell Street, Swanage, BH19 2SA**
External and internal alterations to erect single storey rear extension.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and recommendations (report not available as at the date of this meeting).
- P/HOU/2021/04484 **Ullwell Farm Caravan Park, Ullwell Road, Swanage, BH19 3DG**
To construct a new deck and access steps to static caravan sited on Pitch No. 16.
OBSERVATION: No objection.
- * P/HOU/2021/04762 **4 Gannetts Park, Swanage, BH19 1PF**
Amendment to previous planning consent; altered access to revised parking area at front of house, directly accessed from Gannetts Park.
OBSERVATION: No objection.
- P/FUL/2021/03954 **Durlston Castle, Lighthouse Road, Swanage, BH19 2JL**
Installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure.
OBSERVATION: No objection.
- P/LBC/2021/03955 **Listed Building Consent**
LISTED **Durlston Castle, Lighthouse Road, Swanage, BH19 2JL**
Installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure.
OBSERVATION: No objection.
- P/LBC/2021/04707 **Listed Building Consent**
LISTED **Belvedere, Seymer Road, Swanage, BH19 2AL**
Internal alterations to listed building:

Ground floor - remove cupboard in dining room and form a new doorway to dining room/reception hall. Form new shower room in bedroom four.

First floor - remove walls in bedroom three and bathroom, and form walls between kitchen and sitting room.

Second floor - form shower room in bedroom one, and remove and form walls between dressing room and bedroom two. Form storage area.

Externally - replacement of windows and a door, removal of chimney.

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and recommendations (report not available as at the date of this meeting).

P/LBC/2021/04955
LISTED

Listed Building Consent
108 High Street, Swanage, BH19 2NY

Various internal and external alterations and repairs.

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and recommendations (report not available as at the date of this meeting).

For information only

P/CLE/2021/04770

Certificate of Lawfulness
Ideal Skip Hire, Unit 1, Victoria Avenue Industrial Estate, Swanage, BH19 1AU

Correspondence received – Certificate of Lawfulness – ‘I sublet Unit 1A from Ideal Skip Hire and this includes a side compound. I have placed a container in the side compound which I require to securely store larger items that we cannot fit in the main unit, which is currently set up as a shop, trade counter and bathroom showroom. The container has been concealed using wooden fencing to obscure the view for others.’

It was noted that this was an application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition. This was not a planning application but a request for a legal determination of Dorset Council as to whether or not planning permission was required.

P/CLP/2021/03949

Certificate of Lawful Use Proposed
11 Garwoods, Seaward Road, Swanage, BH19 1LP
Loft Conversion.

It was noted that this was an application for a Lawful Development Certificate for a proposed use or development. This was not a planning application but a request for a legal determination of Dorset Council as to whether or not planning permission was required.

P/CLP/2021/04166

Certificate of Lawful Use Proposed
1 Newton Rise Swanage BH19 2QP

Redesign of existing loft conversion, removal of rear chimney, and insertion of roof lights.

It was noted that this was an application for a Lawful Development Certificate for a proposed use or development. This was not a planning application but a request for a legal determination of Dorset Council as to whether or not Planning Permission 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

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 (DC) - Public Spaces Protection Orders - Public Consultation

It was reported that DC had launched a public consultation seeking views on eight proposed Public Spaces Protection Orders (PSPOs). The proposals included six PSPOs which were set at town level and would replace existing Orders for West Dorset and Weymouth and Portland areas when they expired in 2022. The remaining two PSPOs outlined new restrictions on camping on beaches, and measures to help prevent wildfires. This would prohibit the lighting of fires and other actions which could cause wildfire in specific areas.

Following discussion, Committee Members wished it to be noted that the consultation documents had been appropriately reviewed and discussed, were in support of the proposals, and agreed that it would be important to send a link to the consultation to all Town Councillors to provide them with the opportunity to complete the online survey individually and raise any comments if they so wished.

Details of the consultation would also be posted on the Town Council's website and Facebook page.

Licensing

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

a) AG Swanage Ltd, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT - Application to vary a premises licence under the Licensing Act 2003

It was reported that AG Swanage Ltd had made an application to DC to vary the conditions of the existing premises licence for the Swanage Bay View Holiday Park. A copy of the existing conditions had been obtained from DC's Licensing Team for review by Members, and consideration was given to the application in relation to the four licensing objectives.

During the ensuing debate major concerns were raised regarding the future potential for noise and light nuisance if the existing conditions regarding these were removed. It was not clear from the application what conditions would be removed/replaced, or would remain. Members commented on the number of objections received from local residents in the surrounding area, and further afield, regarding previous licensing applications made for this site, in particular regarding light and sound nuisance from the clubhouse, and felt that the existing conditions remained relevant.

Members therefore agreed that if all of the conditions were to be removed, and not replaced with similar, then the Town Council would lodge an objection to the application. Members felt that more information would be required before the Council

would be willing to withdraw its objection, and clarification would therefore be sought from DC regarding what conditions would be applied to the licence in future (if any).

OBSERVATION: That the Town Council advises Dorset Council that it feels that the existing premises licence conditions remain relevant, and that if all of the conditions are removed, and not replaced with similar, then the Council objects to the application made by AG Swanage Ltd, under licensing objective ‘The prevention of public nuisance’.

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

- a) **Dorset Council — Purbeck Local Plan - Public Consultation on proposed Further Main Modifications – amended consultation dates – commencing 6th December until 24th January 2022** – further to Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 8th November 202 it was reported that the public consultation had been delayed and would now be held between 6th December 2021 and 24th January 2022. Further information could be found online accordingly:
[Purbeck Local Plan - Dorset Council](#)

8) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 10th January 2022.

The meeting closed at 7.50 p.m.
