

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, High Street, Swanage on **MONDAY, 8<sup>th</sup> NOVEMBER 2021** at **6.30 p.m.**

Chair: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor A Harris

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration and Communications Manager

There was one member of the public present at the meeting.

### **Public Participation Time**

The following matter was raised:-

- **Planning application No. 6/2021/0314** Purbeck Centre (former Grammar School), Northbrook Road, Swanage - concerns regarding works which had commenced on the new housing development site, in particular surrounding the potential for smoke fumes and dust particles in the air, and the impact that these could possibly have on the pupils who attended St Mary's RC Primary School and Little Birds Pre-school, which were in close proximity to the site. It was explained that the Pre-school was a Montessori school where children could go outside to play whenever they wanted to do so.

Other matters raised included:-

- Safeguarding concerns and comments made that improved barriers/screening should be considered.
- Concerns regarding the proposed demolition of the former Grammar School building, and the potential for asbestos to be present.
- Reference made to a petition which had recently been commenced and which currently had over 700 signatures.
- It was noted that contact was also being made with the local MP, and Dorset Council's Planning and Environmental Teams regarding the above concerns.

The Chair confirmed that the Dorset Councillor for Swanage would be submitting a request for the planning application to be considered by the Eastern Area Planning Committee.

The Meeting commenced at 6.50 p.m.

#### **1) Apologies**

Apologies for their inability to attend the meeting were received from Councillors Finch and Foster.

#### **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.

**Notification of Appeal – Planning Application 6/2020/0490 - Appeal Reference: APP/B1225/W/21/3277154 61 Queens Road, Swanage, BH19 2EW** – Councillor Rogers declared a non-pecuniary interest under the Code of Conduct by reason of being the owner of a nearby property.

There were no other declarations to record on this occasion.

## **Planning**

### **3) Plans for consideration**

#### **Delegated Applications**

- 6/2021/0322      **10 Newton Rise, Swanage, BH19 2QP**  
Rear single storey extension, and loft conversion.  
**OBSERVATION:** No objection.
- 6/2021/0330      **355 High Street, Swanage, BH19 2NP**  
Conversion of rear stores to a one-bedroom self-contained maisonette, and the creation of a new primary bin store.  
**OBSERVATION:** No objection.
- 6/2021/0364      **Hillview, Locarno Road, Swanage, BH19 1HY**  
Erect six-foot fence to front and right elevation of property.  
**OBSERVATION:** No objection.
- 6/2021/0384      **6 Russell Avenue, Swanage, BH19 2ED**  
Form 3 no. dormers in the roof and convert loft, including other alterations.  
**OBSERVATION:** No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation was still open as at the date of these comments – until 15<sup>th</sup> November 2021).
- 6/2021/0388      **42 High Street, Swanage, BH19 2NX**  
Removal of garage door to be replaced with window (Kings Road East elevation).  
**OBSERVATION:** No objection.
- 6/2021/0389      **10 Commercial Lane, Swanage, BH19 1BS**  
Installation of glass balcony rail at third floor level, and changes to fenestration.  
**OBSERVATION:** No objection.
- 6/2021/0403      **Herston Yards Farm, Washpond Lane, Swanage, BH19 3DJ**  
Erect new two storey building for leisure and entertainment use with ancillary office accommodation.  
**OBSERVATION:** No objection, subject to adherence to Dorset Highways Engineer's report (which had not been received as at the date of this meeting).
- 6/2021/0407      **60 Bay Crescent, Swanage, BH19 1RD**  
External rendering of three external walls of property. External walls to be rendered are: front, rear, and south facing side gable wall.  
**OBSERVATION:** No objection.

- 6/2021/0412 **Little Orchard, 164C High Street, Swanage, BH19 2PE**  
Two storey extension, to enlarge existing rooms.  
**OBSERVATION:** No objection.
- P/ADV/2021/02669 **Advertisement Consent**  
**The Globe Inn, 3 Bell Street, Swanage, BH19 2RY**  
SIGN A - 1 x new set of 10mm gold Perspex house name letters on runner bar brackets.  
SIGN B - 1 x new double-sided roundel projecting sign with applied vinyl detail fixed to existing bracket. New linotiles to illuminate.  
SIGN C – omitted.  
SIGN D - 2 x new amenity/chalkboards with applied vinyl text. New gold cowl lights to illuminate.  
SIGN E - 1 x new lantern.  
SIGN F - 3 x new led floodlights.  
**OBSERVATION:** No objection.
- P/LBC/2021/02670 **Listed Building Consent**  
**LISTED** **The Globe Inn, 3 Bell Street, Swanage, BH19 2RY**  
Erect illuminated and non-illuminated signs to the exterior of the building.  
**OBSERVATION:** No objection.
- P/COU/2021/03127 **6 Argyle Road, Swanage, BH19 1HZ**  
Change of use from guest house to residential.  
**OBSERVATION:** No objection.
- # P/FUL/2021/02602 **Swanage Town and Herston Football Club, Days Park, De Moulham Road, Swanage, BH19 1NN**  
Replace 5 no. floodlight masts and lights with 5 no. new 15m tall masts with 2 new housings. Replacement of existing lights secured on a telecommunications mast with 2 no. new housings all with LED lights.  
**OBSERVATION:** Further to Minute Nos. 34, 34 (a) and 34 (b) of the Council Meeting held on 26<sup>th</sup> July 2021 details of the proposal were noted, and Committee Members had no further comments to make.
- \* P/FUL/2021/02799 **Former Grammar School site/Purbeck Centre, Northbrook Road, Swanage, BH19 1QE**  
Create new vehicular access road from Northbrook Road into the site of the former Swanage Grammar School (temporary one-year permission).  
**OBSERVATION:** No objection.
- P/FUL/2021/03140 **102 Victoria Avenue, Swanage, BH19 1AS**  
Sever plot, erect four apartments and parking, form new 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. However, concerns and comments regarding the proposals as submitted are raised as follows:-  
**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 comprehensive existing local public transport infrastructure close to this site 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 proposed for 90 days during 2022.

**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.

P/FUL/2021/03257 **Clarence Cottage, 2 Chapel Lane, Swanage, BH19 2PW**

Conversion and extension of existing garage to form 1 no. dwelling.

**OBSERVATION:** Recommend refusal on the grounds that the proposal fails to preserve or enhance the character and appearance of the Swanage Conservation Area – iconic local Grade II Listed building, Clarence Cottage and east boundary walls to the garden.

Concerns are raised as follows:-

**Layout and density of building design** - the proposed building appears large and dominating, is considered to be overdevelopment in a limited space (triangle of land in between the footpaths of Chapel Lane and Queens Road), and would be out of keeping with/detrimental to the important street scene and character of the area:-

- Wholly inappropriate design, in close proximity to a listed building, and conflicts with/compromises the Swanage Conservation Area (Purbeck Stone cottage and walls).
- Proposed replacement building dwarves the existing building and obscures view of Clarence Cottage.
- Potential overlooking, loss of privacy and neighbour amenity.

**Attention is drawn to the Swanage Local Plan as follows:-**

**Townscape character** - Point 192. Policy D (Design) of PLP1 indicates that all development proposals should reflect the good practice advice, including appropriate densities, contained in district design guidance including the townscape character assessment for Swanage. Following the historic environment and townscape character workshop, held in 2014, the Swanage Local Plan Steering Group has identified four areas of distinctive local character, where new development should protect and enhance that character. Guidelines for development in these areas are set out in policy STCD (Swanage Townscape Character and Development).

**Policy STCD: Swanage Townscape Character and Development Areas of high townscape value** – The two areas of high townscape value are shown on Map 9. These include parts of the Swanage and Herston Conservation Areas and are areas which contain an urban environment of high townscape value. The overall character of these areas should be protected and enhanced as a result of new development. Any development proposal should be sympathetic to the historical and vernacular context of the area. New development should be appropriate to the setting in form and scale and this should not exceed the density levels of existing development within each street of the area.

Further comments are made regarding the continued loss of character, and buildings/features of architectural and historic interest, in Swanage and the impact that this is having on the town's Conservation Areas and the AONB.

The submitted plans are considered to be misleading, being an artist's impression only, and give the impression that the land around the property is flat, and not on a slope - Committee Members would wish to reiterate the Town Council's ongoing concerns regarding the lack of site visits being undertaken by the local planning authority, which are considered to be a vital part of the planning process, and therefore recommends that the planning officer and design and conservation officer visits the property accordingly.

P/LBC/2021/03258  
**LISTED**

**Listed Building Consent**

**Clarence Cottage, 2 Chapel Lane, Swanage, BH19 2PW**

Conversion and extension of existing garage to form 1 no. dwelling.

**OBSERVATION:** Recommend refusal on the grounds that the proposal fails to preserve or enhance the character and appearance of the Swanage Conservation Area – iconic local Grade II Listed building, Clarence Cottage and east boundary walls to the garden. Concerns are raised as follows:-

**Layout and density of building design** - the proposed building appears large and dominating, is considered to be overdevelopment in a limited space (triangle of land in between the footpaths of Chapel Lane and Queens Road), and would be out of keeping with/detrimental to the important street scene and character of the area:-

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**Policy STCD: Swanage Townscape Character and Development**

**Areas of high townscape value** – The two areas of high townscape value are shown on Map 9. These include parts of the Swanage and Herston Conservation Areas and are areas which contain an urban environment of high townscape value. The overall character of these areas should be protected and enhanced as a result of new development. Any development proposal should be sympathetic to the historical and vernacular context of the area. New development should be appropriate to the setting in form and scale and this should not exceed the density levels of existing development within each street of the area.

Further comments are made regarding the continued loss of character, and buildings/features of architectural and historic interest, in Swanage and the impact that this is having on the town’s Conservation Areas and the AONB.

The submitted plans are considered to be misleading, being an artist’s impression only, and give the impression that the land around the property is flat, and not on a slope - Committee Members would wish to reiterate the Town Council’s ongoing concerns regarding the lack of site visits being undertaken by the local planning authority, which are considered to be a vital part of the planning process, and therefore recommends that the planning officer and design and conservation officer visits the property accordingly.

P/FUL/2021/03657 **120 Kings Road West, Swanage, BH19 1HS**  
Install shepherds hut in rear garden for use as a dwelling (C3).  
**OBSERVATION:** No objection.

P/HOU/2021/03764 **22 Redcliffe Road, Swanage, BH19 1NE**  
Erect rear extension, extend roof and form rooms in roof, install dormers.  
**OBSERVATION:** No objection, subject to mitigation of any neighbours' concerns received regarding potential overlooking and loss of privacy (neighbour consultation was still open as at the date of these comments – until 3<sup>rd</sup> December 2021).  
The Town Council would also wish it to be noted that it is pleased that the proposals include the installation of new solar panels.

- \* P/HOU/2021/03824 **Beach House, 32 Walrond Road, Swanage, BH19 1PD**  
Erect two-storey garage with office/WC on first floor. Alter driveway. Convert integral garage to workshop, block up existing garage door and form new doorway.  
**OBSERVATION:** No objection.
- P/OUT/2021/03882 **Outline Planning Permission**  
**56 Bell Street, Swanage, BH19 2SB**  
Sever land and erect two semi-detached houses with parking.  
**OBSERVATION:** No objection.
- P/VOC/2021/02677 **The Pier Head, 1 High Street, Swanage, BH19 2AQ**  
Variation of condition 1 of planning permission 6/2020/0078 (Variation of condition 2 of planning permission 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) to extend and incorporate additional glazing at ground floor to western block.  
**OBSERVATION:** No comment. The Committee wishes to express its concern regarding the lack of information/detail in the plans on which to make an informed observation. The property is situated in the Swanage Conservation Area and the Design and Conservation Officer's report had also not been received as at the date of this meeting.

### **Notification of Appeal**

- 6/2019/0320 **Appeal Reference: APP/D1265/W/21/3272196**  
**Land off Sunnydale Road, Swanage, BH19 2JA**  
Erect two new 3-bedroom bungalows with parking and associated garden.  
  
An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission.  
**Appeal start date:** 13<sup>th</sup> October 2021  
**OBSERVATION:** The Committee did not wish to modify or withdraw its previous representation dated 1<sup>st</sup> July 2019, therefore no further action was required.
- 6/2020/0490 **Appeal Reference: APP/B1225/W/21/3277154**  
**61 Queens Road, Swanage, BH19 2EW**  
Erect dwelling.  
  
An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission.  
**Appeal start date:** 12<sup>th</sup> October 2021  
**OBSERVATION:** The Committee did not wish to modify or withdraw its previous representation dated 1<sup>st</sup> March 2021, therefore no further action was required.

### **For information only**

- P/NMA/2021/03169 **Non-Material Amendment**  
**51 Corvesgate, Ulwell Road, Swanage, BH19 1LG**

Non-material amendment to approved planning application  
6/2020/0043 (Construction of additional car parking spaces)  
Addition of concrete bollards and concrete edging to the rear of the  
parking bays.

**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 \*.

# 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 document, and to determine the Council's preferred method of response, if any:**

**a) Dorset Council — #LetsTalkLibraries - Public Consultation**

It was reported that DC had launched a public consultation to inform how it developed and delivered its library service in the future, and to better understand what library users valued and needed from the service, now and in the future.

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

Details of the consultation would be posted on the Town Council's website and Facebook page, and also forwarded to members of the Swanage Town and Community Partnership. It was noted that in addition to the public survey, there was a dedicated children's survey for ages five to fifteen years. The closing date for responses was 7<sup>th</sup> January 2022.

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

**a) Purbeck Local Plan (PLP) 2018-2034 - Public Consultation on Further Proposed Main Modifications – 22<sup>nd</sup> November 2021 and 10<sup>th</sup> January 2022** – it was reported that, in response to comments received on the PLP Proposed Main Modifications Consultation which had closed earlier in the year, DC would be consulting on limited Further Proposed Main Modifications regarding Policies V2 and 15, which were considered to be necessary to ensure that the plan was sound. Further information regarding the consultation would be received in due course.

**b) Dorset Association of Parish and Town Councils (DAPTC)- Letter to Dorset Council (DC) – Dorset Local Plan and Planning Matters** – a copy of DAPTC's letter to the Chief Executive of DC relating to the Local Plan progression, Neighbourhood Plans, and changes to the planning notification process, and a copy of the Chief Executive's response to the letter, were provided for information purposes.

**c) Dorset Council, Community Infrastructure Levy Receipts - 1<sup>st</sup> April 2021 to 30<sup>th</sup> September 2021 (financial year 2021/22)** - details of the CIL receipts for developments being undertaken in Swanage, for the period 1<sup>st</sup> April to 30<sup>th</sup> September 2021, were provided for information purposes. It was noted that the sum of £11,067.59 would be transferred from DC to the Town Council in due course.



d) **Have Your Say! – Dorset Council Residents' Survey 2021** – DC's annual residents' survey was now open. The online survey provided residents with the opportunity to tell DC about where they lived, and how they felt about DC. The closing date for responses was 14<sup>th</sup> January 2022. Further information and access to the survey could be found via the following link:- [Dorset Council Residents' Online Survey](#)

7) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 6<sup>th</sup> December 2021.

The meeting closed at 8.40 p.m.

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