

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 3rd JUNE 2019** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor C Finch

Swanage Town Council

Councillor J Page

Swanage Town Council

Councillor N Rogers

Swanage Town Council – until 8.25 p.m.

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor T Foster

Swanage Town Council – until 7.25 p.m.

Councillor C Moreton

Swanage Town Council

Miss N Clark

Administration & Communications Manager

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

Public Participation Time

The following matter was raised:-

- Concerns regarding the stonework of the new houses being built on land to the west of Northbrook Road, Swanage, which was considered to be of poor quality.

1) Apologies

An apology for his inability to attend the Meeting was received from Councillor Bonfield.

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. 6/2019/0045 4 Russell Avenue, Swanage, BH19 2EB –

Councillor Finch declared a non-pecuniary interest under the Code of Conduct by reason of having spoken to neighbours of the applicant regarding the proposed development.

Planning application No. 6/2019/0297 12 Mount Scar, Swanage, BH19 2EZ – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the applicant.

There were no further declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

Further to her declaration of interest under Minute No. 2), Councillor Finch remained in the room during consideration of the following item but did not take part in any discussion, decision or vote.

6/2019/0045

Reconsultation

4 Russell Avenue, Swanage, BH19 2EB

Sever garden and erect a single storey dwelling, with detached garage and car port, accessed via existing entrance.

Mr Jaggs

OBSERVATION: The Committee reiterates its previously submitted comments regarding this application, which remain relevant to the revised plans which have been submitted. It is felt that the minor revisions fail to address the Committee's original concerns regarding this proposal, which are as follows:

Recommend refusal, on the grounds that the proposal is considered to be out of keeping with the character of the area, as defined in the Swanage Townscape Character Appraisal Part 04.13 Low Density Residential – 'Generally a mixture of houses and bungalows of variable sizes, although frequently compact with modest domestic scale massing, through use of traditional forms and pitched roofs'.

Threats: 'Insensitive redevelopment where built forms become more dominant than the vegetation'.

Further concerns are raised as follows:

- **Potential adverse impact on neighbour amenity, overshadowing, and loss of privacy** – the proposed property will be built at a much higher elevation than neighbouring properties.
 - **Policy D Design** of the Purbeck Local Plan states 'The Council will expect proposals for all developments and other works to: Avoid and mitigate effects of overshadowing, overlooking and other adverse impacts, including light pollution from artificial light on local amenity'.
 - **Point 35. of the District Design Guide SPD** states that the minimum recommended distance between buildings on similar levels with windows facing back to back is generally 21 metres. However, no guidance is given as to what would be an acceptable distance between properties situated on significantly different elevations.
- **Nature conservation interests/biodiversity opportunities** – in relation to the loss of a sizeable area of garden/grounds, (concerns have previously been raised with the District Council regarding the infilling of gardens), which could have an adverse impact on local wildlife, including the local Slow-worm population.

It was also proposed by Councillor Harris, seconded by Councillor Rogers and **RESOLVED UNANIMOUSLY:**

That a request be made to Dorset Council to reassign Planning Application No. 6/2019/0045 to the Dorset Council's Planning Committee for careful consideration at a future Planning Committee Meeting, and that it would be vital for the Committee to undertake a site visit prior to the meeting.

6/2019/0196

Ellis Jones Solicitors, 55 High Street, Swanage, BH19 2LT

Erect a wireless device to chimney.

Ellis Jones Solicitors

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

- 6/2019/0197 **40 High Street, Swanage, BH19 2NX**
Erect a wireless device to chimney.
Ellis Jones Solicitors
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.
- * 6/2019/0258 **Brambles, 13 Bonfields Avenue, Swanage, BH19 1PL**
Erect two storey side extension, and single storey rear extension.
Ms Appleton
OBSERVATION: No objection.
- 6/2019/0290 **Flat 7, Minterne, 21 Park Road, Swanage, BH19 2AA**
Installation of a balcony on the south elevation.
Mrs Williams
OBSERVATION: No objection, subject to no overlooking/
overshadowing, and mitigation of any neighbour concerns received
regarding overlooking and loss of privacy (neighbour consultation is still
open until 4th July 2019).
- # 6/2019/0293 **Plot 215, Swanage Bay View Holiday Park, Panorama Road,
Swanage, BH19 2QT**
Erect decking.
Darwin (Swanage Bay View) Limited
OBSERVATION: No comment. Concerns previously raised by the
Committee in relation to potential fire risks, and associated hazards,
that such a sizeable number of UPVC and wooden structures in close
proximity to one another could have in Swanage Bay View Holiday
Park.
- # 6/2019/0316 **Plot 63, Swanage Bay View Holiday Park, Panorama Road,
Swanage, BH19 2QT**
Erect decking.
Darwin (Swanage Bay View) Limited
OBSERVATION: No comment. Concerns previously raised by the
Committee in relation to potential fire risks, and associated hazards,
that such a sizeable number of UPVC and wooden structures in close
proximity to one another could have in Swanage Bay View Holiday
Park.
- 6/2019/0296 **4 Cauldron Meadows, Swanage, BH19 1RN**
Retain existing conservatory.
Mrs Holloway
OBSERVATION: No objection.

Further to her declaration of interest under Minute No. 2), Councillor Harris remained in the room during consideration of the following item but did not take part in any discussion, decision or vote. It was agreed that Councillor Whitwam, would assume the Chair during consideration of the item.

- 6/2019/0297 **12 Mount Scar, Swanage, BH19 2EZ**
First floor front extension.
Ms Piesse
OBSERVATION: No objection.

- # 6/2019/0299 **California Quarry, Panorama Road, Swanage, BH19 2QS**
 Extension to existing Purbeck stone quarry for stone extraction and restoration with quarry waste: variation of condition 1 of planning permission 6/2012/0075 to authorise an extension of the duration of operations to 31st December 2025.
 Suttle Stone Quarries
OBSERVATION: No objection.
- 6/2019/0300 **38 Princess Road, Swanage, BH19 1JQ**
 Erect two storey rear extension with dormer windows and rooflights.
 Ms Tomlinson
OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation is still open until 27th June 2019).
- 6/2019/0303 **Olive Cottage, 5 Cliff Place, Swanage, BH19 2PL**
 Alteration to existing boundary wall and gates to form new pedestrian access gate, retaining existing vehicular gates.
 Mrs Ferrar
OBSERVATION: Recommend refusal. Concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone wall, which is of traditional construction, and its setting within the Swanage Conservation Area. Removal of the wall would have an adverse impact on the street scene and fail to conserve the positive contribution it makes to the architectural character and appearance of the property, which is a listed building.
- 6/2019/0304 **Listed Building Consent**
LISTED **Olive Cottage, 5 Cliff Place, Swanage, BH19 2PL**
 Alteration to existing boundary wall and gates to form new pedestrian access gate, retaining existing vehicular gates.
 Mrs Ferrar
OBSERVATION: Recommend refusal. Concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone wall, which is of traditional construction, and its setting within the Swanage Conservation Area. Removal of the wall would have an adverse impact on the street scene and fail to conserve the positive contribution it makes to the architectural character and appearance of the property, which is a listed building.
- # 6/2019/0309 **Swanage Cricket Club, Ulwell Road, Swanage, BH19 1PS**
 Demolish stores and erect single storey side extension to form additional changing rooms and stores.
 Swanage Cricket Club
OBSERVATION: No objection, it is felt that the proposals will improve and enhance facilities at the club.
- 6/2019/0311 **8 Court Road, Swanage, BH19 1JE**
 Erect rear conservatory and a flue.
 Ms Stewart
OBSERVATION: No objection.

Councillor Foster left the Meeting at 7.25 p.m.

Appeal Information

6/2018/0556

Appeal Reference Number: APP/B1225/W/19/3227558

Appellant: Alvid New Homes

Location: 251 High Street, Swanage, BH19 2NG

Description: Demolition of existing dwelling and construction of three flats.

Appeal Start Date: 2nd May 2019.

An appeal had been made to the Secretary of State against the decision of Purbeck District Council to grant planning permission subject to conditions. All of the appeal documentation could be inspected on the Planning Portal at: www.gov.uk/appeal-planning-inspectorate, and at the Dorset Council's offices, Westport House, Worgret Road, Wareham, BH20 4PP.

OBSERVATION: The Committee did not wish to modify or withdraw its previous representation dated 3rd December 2018. However, with regard to the applicant's appeal against the decision of the District Council to grant planning permission subject to conditions, although the Committee had recommended refusal of this proposal, it fully supported the inclusion of condition No. 3 (namely, that the properties shall only be occupied by a person as his/her only or principal home) if the development was to go ahead.

Item for information only

6/2019/0279

Non-material Amendment

68A Queen's Road, Swanage, BH19 2EX

Non material amendment to planning permission 6/2016/0472 (erect detached dwelling with associated parking) to reduce width of ground floor window in west elevation, replace ground floor patio doors with bi-fold doors in south elevation, reposition chimney and dormer window in western roof slope.

Evelly Developments Ltd

OBSERVATION: For information, no further action 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 *.

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

a) 57 Queens Road, Swanage, BH19 2EW - Application TWA/2019/092 (T1) Beech - fell

Committee Members had reviewed the details of the proposed tree works to be undertaken at 57 Queens Road, Swanage.

During the ensuing discussion concerns were raised regarding the lack of detail provided within the application form, that it was unclear as to why the beech tree was to be felled, and whether remedial works could be undertaken instead to improve the tree's health. Members considered the tree to be of important local amenity value, and felt that it had a significant visual impact on the character of the Queens Road area.

The Committee's concerns would therefore be brought to the attention of the Dorset Council's Tree Officer, and advice sought accordingly.

Consultation

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

a) **Department for Transport - consultation on the vehicle operator licensing system**

It was reported that the National Association of Local Councils would be responding to the Department for Transport's consultation on the vehicle operator licensing system, which was due to come into force by 1st April 2020, on behalf of local councils, and had invited comments accordingly.

Committee Members wished it to be noted that the consultation documents had been appropriately reviewed and discussed, and had no further comments to make.

b) **Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan – consultation on modifications to the Pre-Submission Draft Mineral Sites Plan (May 2019)**

It was reported that, following submission of the Draft Mineral Sites Plan to the Secretary of State for Communities and Local Government in March 2018, for examination by an independent Planning Inspector, a series of hearing sessions had been held in September and October 2018.

The Mineral Planning Authority was now consulting on the main and additional modifications that had arisen through the examination process. Any representations received on the main modifications would be passed to the Inspector for consideration when preparing the final report on the Plan.

Committee Members wished it to be noted that the consultation documents had been appropriately reviewed and discussed and had no further comments to make.

Licensing

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

a) **Peppina Canteen Ltd, 19 Institute Road, Swanage, BH19 1BU - application for a premises licence to be granted under section 17 of the Licensing Act 2003**

It was reported that this premises in the town centre had recently been operated as an ice cream parlour. However, the owners now proposed to transform the business into an Italian themed food diner and serve alcoholic drinks to customers to enhance the business.

OBSERVATION: No objection under the four licensing objectives. However, Committee Members felt that, due to the lack of detail provided within the application form, they required further information regarding the following matters:

- Open-fronted property – onto busy main route through the town centre.
- Alcohol sales 8.00 a.m. – 11.00 p.m. for consumption on/off the premises.
- Proposed hours of operation – including extended hours on Christmas Eve and New Year's Eve.
- Lack of space - stated number of covers, maximum 30 seated inside.
- There were no toilet facilities at the present time.

Officers would therefore seek advice/clarification from Dorset Council's licensing officer, the outcome of which would be reported back to Committee Members.

b) **Hardway Promotions Ltd, Wilkswood Farm, Valley Road, Swanage, BH19 3DU – application for a premises licence to be granted under section 17 of the Licensing Act 2003**

It was reported that management of the Wilkswood Farm Reggae Festival had been taken over by Hardway Promotions Ltd, and a premises licence application had been submitted by the company for one event per annum lasting three days. It was proposed that notification of the event would be given to the licensing authority a minimum of 28 days prior to commencement of the event.

OBSERVATION: No objection.

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

- a) **6/2019/0097 - 4 Gannetts Park, Swanage, BH19 1PF** – it was reported that this application had now been approved by Dorset Council under delegated authority. Further to Minute No. 3) of the Meeting of the Planning and Consultation Committee held on 4th March 2019, a query was raised regarding the Committee's request for District Councillors to consider referring this application to the District Council's Planning Committee for consideration.

Councillor Rogers left the Meeting at 8.25 p.m.

- b) **Councillors' pack of reference material/documents/procedures** – a request was made for consideration to be given to the compilation of a pack of reference material for Councillor use, which would be helpful particularly when undertaking preparation/research for Council meetings, and when answering any queries raised by members of the public.

8) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 1st July 2019 at 6.30 p.m.

The meeting closed at 8.35 p.m.
