

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 8th JANUARY 2018** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor G Green

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Acting Administration & Communications Manager

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

Public Participation Time

The following matter was raised:-

- Attention was drawn to the importance of the Town Council having representation at the District Council's Planning Committee Meetings.

1) **Apologies**

An apology for her inability to attend the Meeting was received from Councillor Lejeune.

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.

Agenda Item No. 3) Plans for consideration – Non Delegated Applications

Planning application no. 6/2017/0655 1 St Vast's Road, Swanage, BH19 2BN – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of Purbeck District Council's Planning Committee. It was deemed likely that the application would be considered at a future Planning Committee Meeting.

Planning application no. 6/2017/0655 1 St Vast's Road, Swanage, BH19 2BN – Councillor Poultney declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of the owner of the property.

Agenda Item No. 3) Plans for consideration – Delegated Applications

Planning application no. 6/2017/0731 Land off Sunnydale Road, Swanage, BH19 2JA – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of Purbeck District Council's Planning Committee. It was deemed possible that the application would be considered at a future Planning Committee Meeting.

Agenda Item No. 6) Items of Information and Matters for Forthcoming Agendas

a) **Notice of hearing - Loud Sound Events Ltd, Lulworth Castle & Grounds, East Lulworth, BH20 5QS – application to vary a premises licence under section 34 of the Licensing Act 2003** – Councillors Morris and Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being Members of Purbeck District Council's Licensing Committee. The application would be considered by the Licensing Committee at a hearing on Monday 22nd January 2018.

There were no other declarations to record on this occasion.

Planning

3) Plans for consideration

Non Delegated Applications

Further to his declaration of interest under Minute No. 2), Councillor Poultney left the room during consideration of the following item.

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

6/2017/0655

1 St Vast's Road, Swanage, BH19 2BN

Demolition of existing dwelling and erection of eight unit residential building, with associated access and parking.

Nylo Homes Ltd

OBSERVATION: Recommend refusal. Although the Committee has no objection in principle to redevelopment of the site, it does object to this application for the following reasons, many of which have also been raised by nearby residents:

- Potential adverse impact on neighbour amenity, overlooking, and loss of privacy.
- Considered to be overdevelopment - inappropriate scale and massing of the proposed four-storey building, which would be replacing an existing modest bungalow on a corner plot.
- Design - it is felt that the proposal fails to enhance the character and appearance of the Swanage Conservation Area.
- Concerns held regarding surface water drainage/increased flood risk, and that the development could increase water run-off.
- The proposed parking arrangements are felt to be inadequate (eight units, with only nine parking spaces), there is no on-street parking permitted in St Vasts Road, and only limited on-street parking in the surrounding roads.
- Loss of a garden/adverse impact on nature conservation - the proposed landscaping scheme would not make a positive contribution to local wildlife habitats. As suggested in the Design and Access Statement, 'The majority of dwellings (in Cluny Crescent) are without any front garden space as this is generally set aside for off road parking spaces', parking areas at the front of properties are not dominant in the area.

The Committee would wish it to be noted that it is also in support of the following further observations raised:

- That the photograph submitted of the proposed building is considered to be distorted/not to scale, which could be misleading.
- That the timescale for public consultation over the Christmas closedown/holiday period (closing date for comments 25th (STC) and 26th (neighbours) December 2017) was inappropriate and did not give consultees sufficient time to submit informed representations.

6/2017/0720

Bay View Court, 7 Cluny Crescent, Swanage, BH19 2BP

Alterations to existing block of seven no. flats to four no. flats. Create new car port with flat over.

Mr Harrison

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report. The Committee would also wish it to be noted

that it welcomes the reinstatement of a stone wall to the front of the property, providing a more defined enclosure, and also feels that the proposed alterations will improve the appearance of the building, and have a positive impact on its setting within the Swanage Conservation Area.

Delegated Applications

- 6/2017/0536 **Listed Building Consent**
LISTED 39 Jubilee Road, Swanage, BH19 2SE
To upgrade existing partial flue to woodburner by installing a stainless steel, double walled, flexible full flue liner in inglenook fireplace. Cowl to be fitted to top of liner.
Mrs Hoare
OBSERVATION: No objection.
- 6/2017/0688 **4 Sentry Road, Swanage, BH19 2AG**
Conversion of former workshop into a single private dwelling.
Mr Nicholson
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.
- 6/2017/0693 **62 Steer Road, Swanage, BH19 2RX**
Rendering to dwelling.
Mr Lotib
OBSERVATION: No objection.
- 6/2017/0694 **Bay View House, 12 Sunridge Close, Swanage, BH19 2BW**
Single storey rear extension, with first floor terrace above, and raising of patio at rear. Insert flue on rear elevation.
Miss Rogers & Ms Warwick
OBSERVATION: No objection, subject to mitigation of neighbour's concerns regarding overlooking and loss of privacy.
- 6/2017/0705 **112 Priests Road, Swanage, BH19 2RR**
Rear and side ground floor extension.
Mr & Mrs Blackwood
OBSERVATION: No objection.
- 6/2017/0723 **18 Streche Road, Swanage, BH19 1NF**
Ground floor rear extension
Mr Hufflett
OBSERVATION: No objection.
- * 6/2017/0728 **4 Rabling Lane, Swanage, BH19 1EQ**
Alterations to create habitable first floor space including raising the roof height, insertion of rooflights and dormer window. Alterations to porch.
Mr Ridgely
OBSERVATION: Defer for consideration at a future meeting. The Committee wishes to seek further information, and neighbour consultation remains open until 24th January 2018.

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

6/2017/0731 **Land off Sunnydale Road, Swanage, BH19 2JA**
Erect two new four bedroom houses with parking, and associated garden amenity.
Bayview Developments South Limited
OBSERVATION: Although the Committee has no objection in principle to development of the site, subject to/adherence to any recommendations put forward in the District Council's Drainage Engineer's Report, which was not available at the time of the meeting, it does object to this application as concerns are held regarding previous flooding experienced in this area, and recommends that the applicant carries out a more detailed/appropriate Flood Risk Assessment of the site.

* 6/2017/0736 **15 Beach Gardens, Swanage, BH19 1PG**
Single storey rear extension.
Mr & Mrs Atkinson
OBSERVATION: No objection.

Concerns were raised regarding the Town-Council owned service lane to the rear of the property, and the potential problems/damage that could be caused to the lane arising from the construction period of the proposed works, including construction vehicles, damage to the surface of the lane, hours of working, noise, and dust. The Town Council would wish to be consulted on intended use of the lane, prior to commencement of the works, and monitor the same.

6/2017/0740 **49A Swanage Bay View Holiday Park, Swanage, BH19 2QS**
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.

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.

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

a) Dorset County Council - Bournemouth, Dorset and Poole Minerals and Waste Sites Planning Policy - Public Consultation

i) Pre-Submission Draft Mineral Sites Plan 2017

ii) Pre-Submission Draft Waste Plan 2017

Further to Minute No. 3. b) i) and ii) of the Planning and Consultation Committee Meeting held on 6th June 2016, it was reported that the final draft Mineral Sites Plan and Waste Plan was now open for public consultation until 31st January 2018. The revised documents gave detailed information about future quarries and waste management facilities throughout the county.

A discussion ensued, and comments were again made about the extensive work that had been undertaken on the plans to limit visual and environmental impacts, and that they were lengthy and comprehensive. Committee Members also wished to commend the thoroughness of the plans. Further comments were made that Dorset was a county rich in minerals, extraction of which played an important part in its economy.

Members concurred that they had no further observations to make, and it was therefore proposed by Councillor Poultney, seconded by Councillor Harris and **RESOLVED UNANIMOUSLY:**

That a response be submitted to Dorset County Council confirming that the Committee had reviewed and appropriately discussed the final draft Mineral Sites Plan and Waste Plan, and had no further comments to make.

6) Items of Information and Matters for Forthcoming Agendas

Further to their declarations of interest under Minute No. 2), Councillors Morris and Whitwam stayed in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

- a) Licensing Act 2003 – Notice of hearing 22nd January 2018 - Loud Sound Events Ltd, Lulworth Castle & Grounds, East Lulworth, BH20 5QS – application to vary a premises licence under section 34 of the Licensing Act 2003** - further to Minute No. 6 d) of the Planning and Consultation Committee Meeting held on 4th December 2017, Purbeck District Council, as Licensing Authority, had given notice that a hearing would be held, in public, to determine the application submitted by Loud Sound Events Ltd. Further to the written representations submitted by the Town Council regarding the application, and the potential impact that holding two large music festivals within one week of each other could have on traffic generation, local residents/businesses, and the emergency services, Members felt that it would be important for the Council to be represented at the hearing.

It was therefore proposed by Councillor Green, seconded by Councillor Bonfield and **RESOLVED UNANIMOUSLY:**

That a Town Council officer attends the hearing on 22nd January 2018 to represent the Council's concerns.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 5th February 2018 at 6.30 p.m.

The meeting closed at 7.35 p.m.
