

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 11<sup>th</sup> SEPTEMBER** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

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

### **Public Participation Time**

The following matters were raised:-

- **Planning application No. P/FUL/2023/04200 19 Redcliffe Road, Swanage, BH19 1NA** – Change of use of part of domestic garden to holiday accommodation with the siting of a shepherd’s hut on a wheeled chassis, to be connected to mains drainage, electric and water, with associated landscaping – the applicant provided full details of the proposal and, in answer to neighbours’ concerns which had been received by Dorset Council regarding parking, mains sewer capacity, soil stack efficiency, the existing Purbeck Stone wall, and potential adverse impact on neighbour amenity/overlooking, details were provided of actions/works to be undertaken to mitigate these concerns. It was noted that these works would be carried out in consultation with DC Building Control, Wessex Water and qualified tradesmen.
- **Planning application No. P/FUL/2023/04646 3 Ballard Estate, Swanage** – Demolition of existing single storey and erection of new single storey dwelling:
  - The applicant’s agent provided details of the amended redevelopment proposals for the property, which included reductions in the ridge height, length, mass/scale, and distance to the road of the proposed new dwelling, rebuild of the garage, and inclusion of solar panels and an electric vehicle charging point. It was reported that extensive pre-application discussions had been held with DC, and that engagement had taken place with The Ballard Estate Company Limited.
  - Concerns raised by residents of Ballard Estate regarding the redevelopment proposals, which included the ridge height, mass/scale of the new dwelling, and the potential adverse impact that this could have on the street scene and character of the Ballard Estate. It was felt that the proposed building had the appearance of a long barn-like structure which would obscure the views of Ballard Down. Attention was drawn to the Swanage Townscape Character Assessment (part 04.8 Ballard Down), and the Purbeck District Design Guide SPD (pages 8 & 9).

#### **1) Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Finch, Foster and 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/2023/04493 9 Commercial Road, Swanage, BH19 1DF**  
– Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of the applicant.

There were no further declarations to record on this occasion.

## **Planning**

### **3) Plans for consideration Delegated Applications**

- P/FUL/2023/03444     **Peveril Heights, Swanage, BH19 2AZ**  
Erect recycling bins enclosure and signpost.  
**OBSERVATION:** No objection.
- P/FUL/2023/04086     **57 Ulwell Road, Swanage, BH19 1QU**  
Demolition of existing bungalow and replacement with chalet bungalow.  
**OBSERVATION:** No objection.
- P/FUL/2023/04200     **19 Redcliffe Road, Swanage, BH19 1NA**  
Change of use of part of domestic garden to holiday accommodation with the siting of a shepherd's hut on a wheeled chassis, to be connected to mains drainage, electric and water, with associated landscaping.  
**OBSERVATION:** No objection.

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 Chairman, it was agreed that Councillor Bonfield would assume the Chair during consideration of the item.

- P/FUL/2023/04493     **9 Commercial Road, Swanage, BH19 1DF**  
Replace existing roof and rooflights.  
**OBSERVATION:** No objection. The Town Council feels that the proposal will improve the appearance of the building, and its setting within the Swanage Conservation Area.

Councillor Harris re-entered the room.

During consideration of the following item the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting on two occasions so as to allow the members of public present to address the Committee, and respond to questions regarding/relevant to the application.

- P/FUL/2023/04646     **Cefyn Bryn, 3 Ballard Estate, Swanage, BH19 1QZ**  
Demolition of existing single storey dwelling and erection of new single storey dwelling.  
**OBSERVATION:** Recommend refusal. Further to the Committee's previous comments made at its meeting held on 5<sup>th</sup> December 2022 regarding refused planning application No. P/FUL/2022/06731, Committee Members are in agreement that improvements have been made to the design and scale of the proposed new dwelling, and are pleased to note that the applicant/agent have been in discussion with The Ballard Estate Company Limited regarding the amendments made to the plans. However, although the Committee has no objection to redevelopment of the property, Members still have concerns regarding the amended proposal as follows:-

**Layout and density of building design/visual appearance** – attention is drawn to the prominent position of the proposed property on Ballard Estate, and the ridge height of the new, barn-like structure, which would be highly visible from the road, particularly when exiting the Estate, which it is felt would be out of keeping with the street scene and the unique character of the area, and contrary to local planning policies: **Swanage Local Plan, paragraph 193, and Policy STCD, and the Swanage Townscape Character Assessment, Section 4.8 Ballard Down.** The Committee therefore recommends that consideration should be given to a further reduction in the roof height, which would reduce the visual impact that it would have on the important character of the area.

**Sustainable development** - the Committee is pleased to note that solar panels, and an electric vehicle charging point, are proposed.

- P/HOU/2023/04380 **5 Boundary Close, Swanage, BH19 2JY**  
Erect a detached double garage.  
**OBSERVATION:** No objection. However, the Committee would wish it to be noted that although the planning application form indicates that the proposed garage would not be able to be seen from the public highway, in fact it would be.
- P/HOU/2023/04453 **19 Newton Rise, Swanage, BH19 2QP**  
Single storey rear extension, detached garage and workshop.  
**OBSERVATION:** No objection to the proposals, however, the Committee recommends that it should be stipulated as part of any approved scheme that the new garage and workshop should be used solely for purposes incidental to the residential use of No. 19, and that it would object to:
- Any future conversion of the garage/workshop to residential use
  - Severance to create a separate plot for future habitation
  - Creation of a separate address
- P/HOU/2023/04494 **29 Ballard Estate, Swanage, BH19 1QZ**  
Underground attenuation tank covered with reinforced concrete slab; driveway surface to be recovered to match existing.  
**OBSERVATION:** No objection.
- P/HOU/2023/04568 **7 Shottsford Close, Swanage, BH19 2LH**  
Demolition of existing conservatory and replace with a rear extension with roof lantern.  
**OBSERVATION:** No objection.
- P/NOTP/2023/04899 **Sub Post Office, High Street, Herston, Swanage, BH19 2PQ**  
Removal of phone box PC01.  
**OBSERVATION:** No objection.
- P/VOC/2023/04678 **5 Newton Road, Swanage, BH19 2EA**  
Variation of condition 2 of approved planning application P/FUL/2022/05718 (Erect replacement dwelling.) to add chimney to east elevation, changes to fenestration, sills and door (southern and northern), boundary treatment, solar panel positions, and extent of front driveway.  
**OBSERVATION:** No objection.

## **For information only**

- P/CLP/2023/04641      **Certificate of Lawful Use Proposed**  
**5 Linden Road, Swanage, BH19 1JH**  
Remove existing porch and re-build.
- P/CLP/2023/04642      **Certificate of Lawful Use Proposed**  
**7 Linden Road, Swanage, BH19 1JH**  
Remove existing porch and re-build.
- P/NMA/2023/04984      **Non Material Amendment**  
**78 Ulwell Road, Swanage, BH19 1LN**  
Non material amendment to approved planning application  
6/2018/0411 (Erect dwelling.), basement addition to give more floor  
space without impacting the appearance of the development.

### **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 (DC) – Housing Strategy Public Consultation**

Further to Minute No. 5 c) of the Planning and Consultation Committee Meeting held on 7<sup>th</sup> August 2023, consideration was given to the Town Council's response to DC's consultation on its proposed housing strategy.

During the discussion Committee Members were in support of DC's vision which was to ensure that residents had access to affordable, suitable, secure homes where they could live well and be part of sustainable and thriving communities, and agreed that the following statements in the document were of importance to Swanage and its community:

- Building more social and affordable housing for rent.
- Design of new homes (e.g., to improve energy efficiency, reduce environmental impact, protect natural environment, and to be easier to adapt to changing needs).
- Infrastructure to support new housing development (e.g., road improvements, school places and GP capacity).
- Protecting historic buildings and local character.
- Reducing the impact of second homes on availability of housing.
- Using council land and assets for affordable housing – Members strongly agreed with the use of public land, with the exception of school playing fields and public amenity land.

The online survey was completed and submitted during the meeting.

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

**a) Dorset Council (DC) – The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022** – consideration of areas of land in Swanage to be put forward for DC's review of the PSPO in 2024.

**b) Planning application No. WP/20/00692/DCC Portland Port, Castletown, Portland, DT5 1PP** – further to Minute No. 7 b) of the Planning and Consultation Committee Meeting held on 7<sup>th</sup> August 2023, it was reported that the Notification of Appeal against DC's refusal of planning permission for this application had now been submitted to the

Secretary of State. It was noted that the appeal would be determined by way of an inquiry, and that any representations must be received by the Planning Inspectorate by 10<sup>th</sup> October 2023. In view of the importance of this matter, it was agreed that the Town Clerk be asked to place this on the agenda for the forthcoming Council Meeting being held on 18<sup>th</sup> September 2023.

7) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 2<sup>nd</sup> October 2023.

The meeting closed at 8.20 p.m.

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