

Draft Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 29th APRIL 2024** at **5.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

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

Public Participation Time

There were no matters raised.

1) **Apologies**

There were no apologies given for inability to attend the Meeting. Councillor Rogers attended the meeting remotely.

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

P/FUL/2024/00976

Flat 3, 20 Burlington Road, Swanage, BH19 1LS

Erect loft conversion with two dormers to provide an additional bedroom.

OBSERVATION: No objection.

P/FUL/2024/01579

21 High Street, Swanage, BH19 2LP

Proposed alterations to courtyard area at rear of property.

Alterations to form new mezzanine area, with replacement storage below. Modifications to upgrade existing area, including glazed canopy and formation of larger assisted WC at ground level.

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

P/FUL/2024/01771

Flat 2, Locksmiths, 18 Durlston Road, Swanage, BH19 2HU

Demolition and replacement of the existing prefabricated concrete garage with new timber construction and timber clad garage.

OBSERVATION: No objection.

- P/HOU/2024/01010 **6 Purbeck Terrace Road, Swanage, BH19 2DE**
Reinstate the porch along almost the length of the side return with a pitched roof and drainage. Rebuild the failing kitchen wall and replace the roof. Convert the garage into a dining area with insulated walls, decrease the pitch of the existing roof, and add patio doors. Rebuild the garden wall in Purbeck stone and lay a flagstone courtyard with landscaping.
OBSERVATION: No objection.
- P/HOU/2024/02138 **33 De Moulham Road, Swanage, BH19 1NT**
Convert attached garage into habitable room.
OBSERVATION: No objection.
- P/PASO/2024/02088 **Swanage Cricket Club, Ulwell Road, Swanage, BH19 1LG**
Install solar panels on front roof slope of pavilion.
OBSERVATION: No objection. The Town Council wishes it to be noted that it is in support of sustainable building design principles to minimise environmental impact and is pleased to note that solar panels are proposed.
- P/VOC/2024/01867 **Bay View Court, 7 Cluny Crescent, Swanage, BH19 2BP**
Conversion of existing seven flats to five apartments, with replacement roof and porch, with variation to condition 4 of planning permission P/FUL/2023/02622, to replace the existing ridge tiles with new.
OBSERVATION: No objection.

Appeal Information

- P/HOU/2023/02889 **Appeal Reference: APP/D1265/D/24/3341232**
Sentry Cottage, Sentry Road, Swanage, BH19 2AG
Erect a first floor rear extension, and extended deck to create covered store.
- Appeal start date:** 12th April 2024
An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. As the appeal was proceeding under the Householder Appeals Service, there would be no opportunity to submit any further comments. However, previous representations could be withdrawn.
OBSERVATION: The Committee did not wish to withdraw its previous comments dated 5th June 2023, therefore, no further action was required at this time.

For Information Only

- P/NMA/2024/01905 **Non material amendment**
57 Ulwell Road, Swanage, BH19 1QU
Non material amendment - kitchen window to be moved closer to the corner of the room to allow insertion of 1.8m wide patio door to approved planning application P/FUL/2023/04086 (Demolition of existing bungalow and replacement with chalet bungalow.).
- P/NMA/2024/02235 **Non material amendment**
3 South Road, Swanage, BH19 2QR

Non material amendment to approved planning application P/HOU/2024/00520 (Single storey extension.) to add 3no. windows (one to be a fire escape window).

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

P/TRT/2024/02033

4 Durlston Road, Swanage, BH19 2DL

T1 & T2 Holm Oaks: Crown reduce as indicated by red lines on attached photographs to maintain the structural integrity of the trees. It was proposed by Councillor Whitwam, seconded by Councillor Harris and RESOLVED UNANIMOUSLY:-

That the Town Council has no objection to the proposed tree works, as set out in the application form dated 10th April 2024, subject to adherence to the Dorset Council Tree Officer's report.

P/TRT/2024/02169

Located on the northern grass verges along Atlantic Road, Swanage, BH19 2EF

T1 Purple Beech: Reduce current height of 12.5m to not less than 10m and radial spread to not less than 5m in any one direction measured out from the stem, back to suitable pruning points.

T2 Beech: Reduce current height of 12.5m to not less than 10m and radial spread to not less than 5m in any one direction measured out from the stem, back to suitable pruning points.

T3 Beech: Reduce current height of 13.5m to not less than 10m and radial spread to not less than 5m in any one direction measured out from the stem, back to suitable pruning points.

It was proposed by Councillor Finch, seconded by Councillor Foster and RESOLVED UNANIMOUSLY:-

That the Town Council has no objection to the proposed tree works as set out in the Arboricultural Management & Liability Survey dated 25th March 2024, subject to adherence to the Dorset Council Tree Officer's report.

5) Items of Information and Matters for Forthcoming Agendas

There were no matters raised.

6) Date of next meeting

The date of the next meeting had been scheduled for 3rd June 2024.

Prior to closing the meeting, Councillor Harris thanked Committee Members and the Planning and Community Engagement Manager for their hard work and support over the past year. Committee Members also gave thanks to Councillor Harris for her commitment, dedication and professionalism as Chairman of the Committee (a position Councillor Harris had held for six out of the past eight years), and also as Chairman of the Swanage Neighbourhood Plan Steering Group.

It was noted that Councillor Harris would not be standing in the upcoming elections on 2nd May, and Members extended their best wishes to her for the future.

The meeting closed at 6.00 p.m.
