

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 14<sup>th</sup> MAY 2018** at **6.30 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor G Green

Swanage Town Council

Councillor A Lejeune

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 were no members of the public present at the meeting.

### **Public Participation Time**

There were no matters raised.

#### **1) Election of Chairman**

In the absence of the Committee Chairman, it was proposed by Councillor Poultney, seconded by Councillor Green and **RESOLVED UNANIMOUSLY:**

That the Town Mayor, Councillor Bonfield, would assume the Chair for the meeting.

#### **2) Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Harris and Morris.

#### **3) 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. 6 – Licensing - a) Swanage Pier, Swanage, BH19 2AW - application for a premises licence under section 17 of the Licensing Act 2003** - Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of Purbeck District Council's Licensing Committee. It was deemed possible that the application could be considered at a future Licensing Committee Meeting.

There were no other declarations to record on this occasion.

### **Planning**

#### **4) Plans for consideration**

##### **Delegated Applications**

6/2018/0125

**20 Jubilee Road, Swanage, BH19 2SF**

Erect a two storey rear extension with pitched roof, and two storey side extension with flat roof.

Mr & Mrs Field

**OBSERVATION:** No objection.

\* 6/2018/0166

**52-54 Station Road, Swanage, BH19 1AF**

Formation of third floor flat, to include roof alterations and increase in height. Formation of balconies for first and second floor flats and formation of roof terrace for third floor flat. Associated changes to windows and doors. Installation of lift and extension of rear stairwell to third floor.

Mrs Koc

**OBSERVATION:** Recommend refusal. Concerns are expressed regarding the height and mass of the proposed development, and layout and density of building design, which is considered to be out of keeping with the character of the 'Station Road' area, being mostly Edwardian buildings of two to three storeys in height, as defined in the Swanage Townscape Character Appraisal Part 04.3. Further concerns are raised as follows:

- Continued loss of character in the Swanage Conservation Area.
- Traffic/highway issues and lack of parking facilities – situated off a one-way street behind a busy supermarket loading/unloading area, and leading to a public car park and recreation ground.
- Potential adverse impact on neighbour amenity, overshadowing/overlooking a number of properties, loss of privacy and loss of light.
- Structural stability of the existing building/site, and weight of the proposed building once complete.
- Design, layout and room dimensions of the proposed unit, and potential adverse effect on occupant amenity.
- Potential issues arising from the construction period, the building being situated within the Town Centre/main retail area.
- The Planning and Heritage Statement – asserts that the proposal is in accordance with the Swanage Local Plan Policy SHM: Swanage Housing Mix, Paragraphs 11 and 186, and Creating opportunities for young people, Paragraph 114. This appears to be misleading as this proposal makes no provision for affordable housing. A four bedroom, town centre apartment would also attract a premium rent if placed on the rental market.

The Committee also wishes to record its support of the Case Officer's Pre-application Advice Report comments - PAP/2017/0087 dated 5<sup>th</sup> December 2017.

It was noted that, as at the date of the meeting (14<sup>th</sup> May 2018), the Design and Conservation Officer's comments had not been received.

6/2018/0173

**6 Purbeck Terrace Road, Swanage, BH19 2DE**

Demolish existing rear extension and south side extension. Erect replacement rear extension and side extension, and lobby to front.

Mr & Mrs McEwen

**OBSERVATION:** No objection.

# 6/2018/0186

**Plot 262 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.

- # 6/2018/0223     **Plot 243, 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.
- 6/2018/0191     **St Georges Cottage, 2 Ballard Estate, Swanage, BH19 1QZ**  
 Erection of boundary garden fence.  
 Mrs Gould  
**OBSERVATION:** No objection.
- 6/2018/0192     **Retrospective**  
**15 High Street, Swanage, BH19 2LP**  
 New suspended internal ceiling, erection of replacement store with extended canopy to rear (Retrospective).  
 Mr Law  
**OBSERVATION:** No objection.
- \* 6/2018/0199     **16 Walrond Road, Swanage, BH19 1PB**  
 Single storey extension to the rear and side of the property.  
 Mr & Mrs T Marcus  
**OBSERVATION:** No objection.
- 6/2018/0202     **16 Argyle Road, Swanage, BH19 1HZ**  
 Erect a balcony.  
 Mrs Pope  
**OBSERVATION:** No objection, subject to no overlooking/mitigation of any neighbour concerns received regarding overlooking and loss of privacy.
- 6/2018/0204     **Longstone, 13 Ballard Estate, Swanage, BH19 1QZ**  
 Replacing block drive area with a solid drive.  
 Mr Usher  
**OBSERVATION:** No objection.
- 6/2018/0226     **Land rear of 15 Sydenham Road, Swanage, BH19 2JX**  
 Sever land and erect three-bedroom detached dwelling, with vehicular access and parking.  
 Mrs Lander  
**OBSERVATION:** No objection.
- 6/2018/0227     **Swanage Coastal Park, Priests Way, Swanage, BH19 2RS**  
 Change of use of land from use for touring caravans and tents, to use for the siting of seven holiday lodge caravans on an extended terrace, with associated access, parking and lighting, and relocation of the existing water tank.  
 Shorefield Holidays Limited  
**OBSERVATION:** No objection, subject to adherence to any conditions or recommendations as set out in statutory consultees' reports and responses, none of which had been received as at the date of the meeting (14<sup>th</sup> May 2018).

- 6/2018/0229     **7 Quayside Court, 4 High Street, Swanage, BH19 2NP**  
 Installation of a balcony.  
 Mr & Mrs Timms  
**OBSERVATION:** No objection.
- 6/2018/0239     **A L'Envers, 46 Bay Crescent, Swanage, BH19 1RD**  
 Replace existing window.  
 Mrs Price  
**OBSERVATION:** No objection.

**Items for information only**

**Appeal Information**

- 6/2017/0091     **Appeal Reference Number APP/B1225/W/17/3181282**  
**The Pines Hotel, 34-36 Burlington Road, Swanage, BH19 1LT**  
 Erect forty five beach huts on three and a half levels, with communal  
 toilets, stairways, and associated landscaping.  
 Messrs Puddepha

The informal hearing for this appeal would be held on 17<sup>th</sup> May 2018 at 9.30 a.m., in Meeting Room 2, Westport House, Worgret Road, Wareham, BH20 4PP. The Inspector appointed by the Secretary of State was Mr N Pope BA (Hons) MRTPI who had the power to determine the appeal.

All of the appeal documentation could be viewed online by visiting Purbeck District Council's website:

<https://planningsearch.purbeck-dc.gov.uk/PlanAppDisp.aspx?recno=45634>  
 Alternatively you could visit the District Council's offices, Westport House, Worgret Road, Wareham, BH20 4PP.

**OBSERVATION:** The details of the informal hearing were noted. The Committee's original observations dated 6<sup>th</sup> March 2017 had already been provided to the Planning Inspector as part of the appeal process, and no further action was required.

**Please note:**

# The Town Council is the owner of land included within, or directly affected by, applications marked #.

\* 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 \*.

**5) Applications for tree works - opportunity to raise any matters of concern**

There were no matters raised.

**Licensing**

Further to his declaration of interest under Minute No. 3), Councillor Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

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

- a) **Swanage Pier, Swanage, BH19 2AW - application for a premises licence under section 17 of the Licensing Act 2003**

It was reported that the Pier was currently undergoing restoration and regeneration works, and the application for a new premises licence related to future plans for enhanced facilities for visitors to the Pier. The project involved the development of Marine Villas, a listed building on the Pier, which included the complete restoration of the building, and the creation of a visitor centre and café/bistro.

**OBSERVATION:** No objection.

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

a) **Submission of the Bournemouth, Dorset and Poole Mineral Sites and Waste Plans to the Secretary of State – update** – it was reported that the Plans had been submitted to the Secretary of State for Communities and Local Government on 29<sup>th</sup> March 2018. The Plans would be subjected to an independent examination by the Planning Inspectorate, which was likely to take place in June 2018. Details about the hearing sessions would be posted on the Dorset for You website once a date had been confirmed. Copies of the submission documents could be viewed online via the following links:

[www.dorsetforyou.com/mineral-sites](http://www.dorsetforyou.com/mineral-sites) and [www.dorsetforyou.com/waste-plan](http://www.dorsetforyou.com/waste-plan)

b) **Findings published from consultation on new homes for Purbeck** – further to Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 5<sup>th</sup> March 2018, it was reported that a report had now been produced which summarised the responses to the 2018 New Homes for Purbeck Consultation. The feedback given by residents and organisations through the consultation would now be used to help the District Council prepare its new draft Local Plan for Purbeck. The Plan would provide a range of policies which would be used to determine planning applications. The report could be viewed online via the following link: <https://www.dorsetforyou.gov.uk/article/409105>

9) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 4<sup>th</sup> June 2018 at 6.30 p.m.

The meeting closed at 7.00 p.m.

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