

Minutes of an informal Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held via Zoom on **MONDAY, 10<sup>th</sup> JANUARY 2022** at **6.30 p.m.**

Chair: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor Finch

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor N Rogers

Swanage Town Council – from 6.35 p.m.

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Dr M Ayres

Town Clerk

Miss N Clark

Administration and Communications Manager

There was one member of the public, and one member of the local press present at the meeting.

**Public Participation Time**

The following matter was raised:

- **Planning application No. 6/2021/0103** 23 De Moulham Road, Swanage – concerns that not all comments submitted regarding this proposal had been uploaded to the planning application system as yet, and a request made for the Town Council to support a request for the application to be referred to the Eastern Area Planning Committee for consideration in view of the sizeable number of objections lodged regarding the redevelopment proposals.

1) **Apologies**

There were no apologies given for inability to attend the meeting.

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/LBC/2021/05129** Listed Building Consent - Dairy Cottage, The Old Dairy, Ulwell Road, Swanage – 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**

\* 6/2021/0103

**Reconsultation – amended plans**

**23 De Moulham Road, Swanage, BH19 1NS**

Demolish existing property and erect a development of nine apartments with associated parking, access and landscaping.

**OBSERVATION:** Recommend refusal. Members feel that the minor amendments made to this proposal do nothing to mitigate the Town Council's original concerns as set out in the Council's comments dated 12th July 2021, and which remain the same (copy attached below). Major concerns are again raised regarding the height and scale of the proposed building, which would be completely out of keeping with the surrounding properties/area.

Further comments and concerns are raised as follows:-

- A question raised as to whether a site visit has been undertaken by the planning officer as this is considered to be vital to fully appreciate the prominent position of the site, the rise and fall of the land surrounding the site, neighbouring properties, the service lane to the rear of the site, and the impact the proposed development could have on these.
- Comments in support of Dorset Highways' report comments regarding the poor access to the proposed bike store, (and amendment required for any approved scheme).
- Vehicular and pedestrian safety - concerns regarding the poor design of the proposed parking area – car spaces set out in rows and the potential issues this could cause, e.g. the reversing in and out of vehicles into/out of the parking area and onto the service lane.
- A request again made for the application to be reassigned to the Eastern Area Planning Committee for consideration at a future Committee Meeting.

**Extract from Notes of the Informal Meeting of the Planning and Consultation Committee held on 12<sup>th</sup> July 2021:-**

**OBSERVATION:** Recommend refusal. Major concerns are held as follows:-

**Overdevelopment/layout and density of building design/scale** - the proposal is considered to be overdevelopment and would be out of keeping with/detrimental to the important street scene and character of the area – excessive height of the proposed building, which is considered to be overbearing, significantly higher than the existing building, and far higher than neighbouring properties. Not in keeping with surrounding buildings, which are predominantly detached houses with generous plots. Concerns also regarding potential overlooking and loss of privacy/neighbour amenity, the site being at the highest point in De Moulham Road.

**Out of keeping with the street scene and character of the area/ overbearing height/top of hill location** - the site is situated on the brow of a hill in a very prominent position overlooking Swanage Bay. The site is highly visible from many points in the town, and attention is drawn to the potential detrimental visual impact of the proposed building, as can be seen when viewing the site from the Peveril Point area of the town (which can also be seen via Google maps).

Members feel that the following comment in the Design and Access Statement is misleading which states that 'the new development preserves spatial nature of area'.

Visual presentations showing the height of the proposed new building in comparison to St Aldhelms Court and Oceana is not a true reflection of the rise and fall of the land in this location.

**Adverse impact on the street scene and character of the area - as defined in the STCA Part 04.12 Mixed Pre- and Post-war Housing – Threats:** 'Intensification of development through infilling or development of existing plots at greater densities could harm the suburban character.

Replacement of good quality dwellings in these areas would diminish their quality and character. The improvement/surfacing of unmade tracks/lanes would erode the informal qualities of these backland areas.'

**Swanage Local Plan Policy STCD: Swanage Townscape Character and Development - Areas of distinctive local character** – 'The four areas of distinctive local character are shown on Map 9. These areas include a variety of townscape character types and new development should protect and enhance the distinctive local characteristics of these areas: The areas to the north and south of Beach Gardens are characterised by predominantly detached properties, of modest size, individual design and usually set within reasonably generous plots. The area displays a distinctive pattern of connecting roads or cul-de-sacs running back at right angles from De Moulham Road. It is important that new development does not reduce the spacious character of this area and the informal qualities of the backland areas.'

**Increase in footprint/loss of greenspace/biodiversity/nature conservation** – loss of large area of greenspace/mature trees/hedges – substantial increase in the proportion of land being developed, and almost covers the whole plot, retaining only a small garden to the front.

**Traffic generation/vehicular access** - increase in volume of traffic access through the narrow service lane at the rear of the property – proposed parking spaces being increased from 2 to 18, which is not in keeping with existing parking arrangements at neighbouring properties.

**Local housing need** - this proposal makes no provision for affordable housing, and does not 'support sustainable community growth to provide for the needs of local residents' as stated in the Purbeck Local Plan.

The proposal is not in accordance with the Swanage Local Plan Policy SHM: Swanage Housing Mix, 'A mix of dwelling types and sizes to meet the needs of current and future households in Swanage will be encouraged on all new residential developments. This should be in accordance with the Council's current Strategic Housing Market Assessment unless robust local evidence (specific to Swanage) indicates otherwise. Where proposed developments deviate from this approach, developers must provide supporting evidence to explain why.' (see also Paragraphs 11, 182 and 186). Also relevant is Paragraph 114 'Creating opportunities for young people'. Swanage already has a high percentage of second homes, concerns are therefore raised that this proposal could lead to yet more second homes in the future, and the potential adverse impacts this could have on the local community and economy.

Although not a material planning consideration, comments are made that the developer needs to be made aware of the De Moulham Trust covenants that are extant on this property.

A request was made to Councillor Trite as a Member of Dorset Council's Eastern Area Planning Committee to recommend that planning application No. 6/2021/0103 be reassigned to the Eastern Area Planning Committee for careful consideration at a future Committee Meeting, and that it would be vital for the Committee to undertake a site visit prior to the meeting.

**P/FUL/2021/03143 Flat 1, Osborne House, Seymer Road, Swanage, BH19 2AJ**

First floor pitched roof extension on detached double garage to provide ancillary accommodation to flat.

**OBSERVATION:** No objection, subject to adherence to the Design and Conservation Officer's Report, and Dorset Highways' condition regarding the turning and parking construction.

Comments are also made that the proposed use of natural slate and clay ridge tiles on the new pitched roof will improve the appearance of the property, and its setting within the Swanage Conservation Area.

P/FUL/2021/05627 **31 Station Road, Swanage, BH19 1AD**

Change the use of the shop from retail within Use Class E to use for the sale of hot food where consumption of that food is mostly undertaken off the premises. (Sui Generis Use).

**OBSERVATION:** Recommend refusal of the proposal as submitted.

Members feel that there is a lack of information as to the exact nature of the changes to/proposed use of the property and that the Planning Statement is confusing and would appear, in parts, to relate to a different/previous proposal. Concerns are raised as follows:-

- **The front page of the Planning Statement** states ‘Planning application for Alterations and Change of use to self-contained dwelling, Storage building opposite rear of 31 Station Road, Swanage (Alternative Proposal)’ which does not relate to the above proposal.
- **Points 1.2 and 1.3 of the Planning Statement** state ‘1.2 Station Road is one of three main town centre roads from the Swanage railway station south east towards the focal point of the centre which is on the coast. 1.3 Number 31 is a spacious double-fronted retail premises in a prime trading position in the centre of Swanage, offered with vacant possession on a new 10 year  
1.3 The application site is a two-storey single aspect property of approximately 52 sq.m gross floor area. It has a frontage to the lane. It is constructed of brick under a flat roof.’ – these comments are again confusing.
- **Point 11 of the planning application form** – also incorrectly states that the property is not within 20 metres of a watercourse (it is).

Further concerns are raised as follows:-

**Loss of retail space in the town centre - Policy STC of the Swanage Local Plan (SLP), and Policy RP of the Purbeck Local Plan (PLP) (Economy, Swanage Town Centre, points 196 to 208 refer) seeks to safeguard existing retail provision, and commercial units, in the town centre** – concerns are held regarding the continued loss of retail/commercial space in the town centre, and the Town Council believes that it will be essential for this area to be protected. The subject property being in the primary shopping area.

**Noise or disturbance (resulting from use, including proposed hours of operation), smells and fumes** – potential adverse impact on neighbours, hours of opening, noise, odour (from any machinery/extraction equipment etc) – is the proposed business a café or takeaway?

**The application form** states that the Use Class will be ‘Other - the sale of hot food where consumption of that food is mostly undertaken off the premises’, and hours of opening have been stated as ‘unknown’.

**Impact on the Swanage Conservation Area** – possible changes to shop frontage - potential adverse impact on the street scene, and concerns raised regarding the continued loss of character in the Swanage Conservation Area.

P/FUL/2021/05668 **Tower Lodge Hotel, 17 Ulwell Road, Swanage, BH19 1LF**

Change of use of hotel to single dwellinghouse.

**OBSERVATION:** Comments made that Members are disappointed regarding the potential loss of holiday accommodation in the town. However, no objections are raised to the proposed plans.

P/FUL/2021/05380 **Corvesgate, 51 Ulwell Road, Swanage, BH19 1LG**

Retain extension to external bin store area.

**OBSERVATION:** No objection.

P/HOU/2021/04319 **10 Purbeck Terrace Road, Swanage, BH19 2DE**

Add a cantilevered balcony to the rear elevation together with a Juliet balcony on the eastern elevation above the car port.

**OBSERVATION:** No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking, and loss of privacy.

P/HOU/2021/05116 **83 Higher Days Road, Swanage, BH19 2LD**

Single storey side and rear extension, roof ridge raised to allow for a loft conversion and the addition of two dormers.

**OBSERVATION:** No objection to the side and rear extensions, however, concerns are raised regarding the design, size and over-dominating scale of the proposed dormers, which makes the property appear to be bulky/top-heavy and could have a potential adverse impact on the street scene/surrounding area.

\* P/HOU/2021/05567 **38A Victoria Avenue, Swanage, BH19 1AP**

Form a dormer window.

**OBSERVATION:** No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking, and loss of privacy.

P/HOU/2021/05603 **11 Casterbridge Close, Swanage, BH19 2JZ**

Erect conservatory to rear elevation, and convert garage to a bedroom.

**OBSERVATION:** No objection.

Further to her declaration under Minute No. 2), Councillor Harris left the online meeting during consideration of the following item.

P/LBC/2021/05129 **Listed Building Consent**

**LISTED**

**Dairy Cottage, The Old Dairy, Ulwell Road, Swanage, BH19 3DG**

Install replacement windows.

**OBSERVATION:** No objection.

**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**

There were no matters raised.

**Consultation**

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

**a) Dorset Council – Purbeck Local Plan - Public Consultation on proposed Further Main Modifications**

Further to Minute No. 6 c) of the Planning and Consultation Committee Meeting held on 7<sup>th</sup> December 2020 it was reported that, in response to comments received on the PLP Proposed Main Modifications Consultation which had closed earlier in the year, DC was now consulting on limited Further Proposed Main Modifications around Policies V2: Green Belt, and I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park, which were considered to be necessary to ensure that the plan was sound.

It was noted that DC was inviting comments on the key and consequential Further Proposed Main Modifications, as well as the Interim Strategy and supporting Memoranda of Understanding, updated Habitats Regulation Assessment and Sustainability Appraisal only, and was not an opportunity to raise matters relating to other parts of the Plan that had already been considered by the Inspector during the examination process.

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

Details of the consultation would also be posted on the Town Council’s website and Facebook page.

**b) Ministry of Justice (MoJ)– Consultation on Outdoor Marriages and Civil Partnerships**

It was reported that the MoJ was seeking views on the Government’s proposals to continue to permit outdoor civil marriages and civil partnerships on approved premises, and to permit outdoor religious marriages in the grounds of places of worship. It was noted that since 1<sup>st</sup> July 2021, couples had been able to have their civil marriage and civil partnership proceedings in the open air, in the grounds of buildings which were approved or had become approved for these civil ceremonies. These outdoor ceremonies had been made possible because the Government laid a statutory instrument (‘SI’) amidst the Covid-19 pandemic in order to give couples more choice of setting and to support the wedding. Previously, these proceedings could only take place indoors or otherwise within permanently immovable structures.

During the ensuing discussion it was noted that the Dorset Registration Service (DRS) had advised the Town Council that this had been a very positive step, and its officials had very much enjoyed conducting ceremonies completely outdoors. DRS would be responding to the consultation to say that it would welcome the ability to conduct legal civil ceremonies outdoors on a permanent basis in the future.

Committee Members were in support of the proposals, and DRS’s comments, and would be responding to the consultation accordingly.

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

**a) Dorset Council – Notice of hearing under the Licensing Act 2003 – to consider application to vary a premises licence for AG Swanage Ltd, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT on 14<sup>th</sup> January 2022 –**

further to Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 6<sup>th</sup> December 2021, it was reported that a hearing to consider the application for AG Swanage Ltd was being held online on 14<sup>th</sup> January 2022 at 10.00 a.m.

It was noted that representatives of the Town Council would be attending the hearing, and anyone wishing to view proceedings would be able to do so live via DC’s YouTube channel.

**b) Neighbourhood Planning – further to Minute No. 84 of the Council Meeting held on 1<sup>st</sup> November 2021 it was reported that the Town Council was now looking to set aside a budget of £15,000 for the 2022/23 financial year towards commencement**

of the neighbourhood planning process. Next steps would include a formal application to Dorset Council for a designated neighbourhood area.

It was noted that three planning consultants had also been identified who would be invited to undertake presentations to the Town Council to find out what advice services may be available to the Council regarding the development of a Neighbourhood Plan.

7) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 7<sup>th</sup> February 2022.

The meeting closed at 7.20 p.m.

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