

SWANAGE TOWN COUNCIL

Dr Martin Ayres
Town Clerk

Town Hall
SWANAGE
Dorset
BH19 2NZ

26th June 2024

Dear Councillor

Planning and Consultation Committee

A meeting of the above Committee will be held at the **TOWN HALL, HIGH STREET, SWANAGE** on **MONDAY 1st JULY 2024** at **7.00 p.m.** for the purpose of transacting the business mentioned in the Agenda.

Yours sincerely

Dr M K Ayres

Town Clerk.

PLEASE NOTE: **15 MINUTES OF PUBLIC PARTICIPATION TIME WILL BE HELD AT 7.00 P.M. PRIOR TO THE COMMENCEMENT OF THE MEETING.**

To the Town Mayor and Deputy Mayor,
Councillor Bonfield and Councillors Lejeune,
Monkhouse, Tomes, and Vile.
Copies to all Councillors and Chief Officers.

AGENDA

1. Apologies
2. Declarations of Interest and consideration of requests for Grants of Dispensations (Councillors are reminded of their obligations to declare their interests in accordance with Section 9 and Appendix B of the Council's Code of Conduct)

Planning

3. Plans for consideration (Schedule enclosed)
4. Applications for tree works - opportunity to raise any matters of concern
5. Review of Corporate Plan 2023-25: Planning for the Future and Preserving our Heritage (Copy enclosed)

Neighbourhood Planning

6. Swanage Neighbourhood Plan Steering Group

- a) To consider date of next SNP Steering Group meeting
 - b) To consider training required regarding neighbourhood planning
7. Items of Information and Matters for Forthcoming Agendas
- a) Former Harrow House International College, Harrow Drive, Walrond Road, Swanage – meeting regarding updated redevelopment proposals
 - b) Dorset Council draft Annual Position Statement – 5-year housing land supply – stakeholder engagement – for further information please visit:
<https://consultation.dorsetcouncil.gov.uk/spatial-planning/annual-position-statement/>
8. Date of next meeting – Monday 5th August 2024
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SWANAGE TOWN COUNCIL

PLANS FOR CONSIDERATION ON 1st JULY 2024

<u>Delegated Applications</u>		
*1.	P/CLE/2024/03481	Certificate of Lawfulness – Existing use Kirkwood Park, Victoria Avenue, Swanage, BH19 1AR The site has full planning permission for an 18-hole pitch and putt. The existing use for the certificate is the temporary closure of nine holes with vacant land being utilised for 28 days camping for 100 tents, with the use of existing toilets, showers, sinks and washing up facilities, and existing car parking arrangements.
2.	P/HOU/2024/02868	2 Central Villas, Mount Pleasant Lane, Swanage, BH19 2PN Erection of a flat roofed, single storey rear extension.
3.	P/HOU/2024/03022	2 Ballard Lee, Swanage, BH19 1QY Erect single storey rear extension and rear patio.
*4.	P/HOU/2024/03127	6 Gannetts Park, Swanage, BH19 1PF Demolition of existing extension and garage, and construction of single storey side extension to form ground floor living accommodation.
5.	P/VOC/2024/03220	Variation of a Condition Sentry Cottage, Sentry Road, Swanage, BH19 2AG Kitchen extension and extended deck to create covered store (with variation to condition 2 of approved planning application No. P/HOU/2024/00699 to update drawings with stainless steel flue).
6.	P/VOC/2024/03250	Variation of a Condition Wordsworth House, 2 Belle Vue Road, Swanage, BH19 2HR Extension, alteration and change of use of former care home to create 16 x 1- and 2-bedroom apartments (with variation of condition 2 of approved planning application No. P/FUL/2022/07397 :- externally on the west elevation install additional solar photovoltaic panels, alongside changing the ground floor bay windows to French doors to serve Apartment 5. On south elevation to amend two windows at first floor level to French doors and provide a balcony area to serve Apartment 8. At ground floor level to amend window to French door to serve Apartment 6. Insertion of dormer windows to serve stairwell for Apartment 12 at the mezzanine level and change window to French doors at ground floor level to serve Apartment 1. Insertion of two rooflights below solar photovoltaic panels serving Apartment 16. At roof level two AOV's proposed to be installed above the stairwell).

*7.	P/VOC/2024/03457	<p>Variation of Conditions 7 Rabling Road, Swanage, BH19 1EB Application to vary conditions 2, 5 & 7 of approved planning application No. P/FUL/2023/05445 (Erection of 2no. dwellings, demolish existing dwelling.) to revise the design of the 2no new dwellings.</p>
<u>For Information Only</u>		
8.	P/NMA/2024/03208	<p>Non Material Amendment Purbeck Centre, Northbrook Road, Swanage, BH19 1QE Non material amendment to approved planning application No. 6/2021/0314 (Demolition of former school, buildings and structures. Erection of 90 dwellings and the formation of a new vehicular access from Northbrook Road.) to construct a feature wall.</p>

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 #.

Planning for the Future and Preserving our Heritage

The Town Council will plan for the future and preserve our heritage by:

- Shaping planning policy and commenting on planning applications;
- Working with Dorset Council as the highway authority to consider proposals to improve traffic management;
- Championing the protection of the Swanage and Herston conservation areas;
- Preserving and promoting knowledge about the town's unique heritage.

To plan for the future and preserve our heritage the Town Council...

- Comments on behalf of local residents on all planning applications in the parish lodged with Dorset Council.
- Makes recommendations to Dorset Council regarding proposed changes to parking restrictions and traffic flow.
- Organises meetings of the town's heritage attractions (Swanage Pier, Swanage Railway and Swanage Museum).
- Maintains the Town Hall with its ornate Grade II listed 17th-century frontage.
- Maintains three closed burial grounds and several historic monuments and memorials (Albert Memorial, Alfred Monument, John Mowlem's Memorial, Trevor Chadwick Memorial, War Memorial).



Prince Albert Memorial, Prince Albert Gardens

Between 2023 and 2025 the Town Council will:

- Lead the preparation of a Neighbourhood Plan;
- Work with Dorset Council to implement a trial closure of the southern section of Shore Road;
- Explore options for the preservation of the WW2 gun emplacement at Peveril Point;
- Work with Dorset Council to protect the existing Swanage and Herston conservation areas and explore the designation of additional such areas;
- Work with Dorset Council and the Environment Agency to improve sea defences and public spaces between the Pier and the Mowlem Theatre.



Aerial View of Prince Albert Gardens and Peveril Point and the Downs Local Nature Reserve



HARROW HOUSE, SWANAGE

PLANNING APPLICATION BRIEFING | JUNE 2024

Harrow House International College (Swanage) have submitted an outline planning application for the development of the former Harrow House International College for a balanced residential community. A separate planning application has also been submitted to provide Suitable Alternative Natural Greenspace (SANG)

The site is located on Harrow Drive, accessed via Walrond Road, and was previously occupied by the Harrow House International College, which provided residential courses for international students since 1969. The College has now closed.

The proposal is for 93 new homes of a range of sizes, including affordable homes, together with the retention and sensitive refurbishment of the original main College building for high quality apartments. The existing main College building is an attractive non-designated heritage asset,

which is in need of significant investment. The development will emphasise sustainable design and utilise materials found within the local Swanage vernacular, while enhancing greenspace within the site.

The applicants have been evolving the proposals over recent years, including a public consultation event in December 2021, a formal, multi stage, pre application submission in 2023, and meetings with Swanage Town Council and Swanage Neighbourhood Plan Steering Group. The planning application is therefore the outcome of positive engagement resulting in the evolution of plans to reflect comments from key stakeholders made over the past three years.

The outline planning application for Harrow House is submitted in parallel with an interconnected application for a 4 hectare Suitable Alternative Natural Greenspace (SANG) at Land to the north of Prospect Way, Swanage. The proposed SANG is required to provide mitigation for proposed new residential development at Harrow House and has been developed following correspondence from Natural England and Dorset Council as part a consultation process undertaken in October 2023.

Existing site



Providing a range of quality homes

The proposed development will provide a range of new homes from 1 to 3 bedroom apartments, to a variety of house types providing 2 to 4 bedrooms, enabling a balanced and integrated community in a great location.

The overall density of the proposed development will be 58 dwellings per hectare and comprises:

- **14x apartments** within the converted original main College building
- **79x new-build homes**, including:
 - 38x apartments (1-3 beds)
 - 3x two-bed houses
 - 30x three-bed houses
 - 8x four-bed houses in various forms (terraces, semi-detached, link-detached)

The outline planning application includes a Financial Viability Assessment, prepared by Strut and Company Limited, which considers the cost of renovating the main College building for beneficial use and demonstrates that a policy compliant level of affordable housing provision is not viable. The proposed development therefore includes for 10% affordable housing provision with affordable units to be provided as nine First Homes.

Visualisation of internal view within site **location 2**



- A** Converted main college building
- B** Apartment blocks
- C** Green space
- D** Access via Walrond Road

N 77554200
E 42242000



Visualisation of internal view within site **location 1**



Design and evolution through local consultation

The applicants have been evolving the proposals over recent years, including a public consultation event in December 2021, a formal pre-app response in July 2023, and meetings with Swanage Town Council and Swanage Neighbourhood Plan Steering Group in July 2023. The planning application is therefore the outcome of positive engagement resulting in the evolution of plans to reflect the key comments made over the past three years.

Prioritising local materials and styles: The design incorporates high-quality materials found within the local Swanage vernacular, such as red and buff brickwork, Purbeck stone, and slate roofs. A consistent approach of rotated pitched roofs is used across the site, breaking down the principal elevations with gable ends presented to the front and rear of each house, interspersed with some feature townhouses with amenity terrace provision.

Retention of the original main College building – The existing College building is proposed to be sensitively converted into apartments. This landmark building will form an attractive gateway to the new development, surrounded by new public open green spaces that emphasise its position in both close and long-distance views.

Revised Scale & Massing – The design retains the original four-storey main College building as the tallest building on the site. Other buildings are either equal in height but positioned away or are subservient, with some key apartment buildings reaching a maximum of four storeys but with measures to break down the mass, including set-back top storey massing or use of the topography to nestle within the site.

Enhanced connectivity – The overall layout has been designed to promote connectivity and permeability across the site, giving precedence to pedestrian and cyclist routes. Vehicular access will remain to be taken from Harrow Drive via the existing access from Walrond Road. This will lead into a new estate road that provides connectivity throughout the site and is suitable for all vehicle types associated with a residential use.

Parking – A total of 141 car parking spaces are provided, with various configurations to minimize the impact on streetscape aesthetics. The layout includes front-of-dwelling parking, parallel bays, and consolidated zones for apartments, interspersed with landscaping. Parking spaces have been sized with provisions of both 2.4m and 2.8m x 5m spaces, and 2.4m x 6m parallel spaces. A minimum of 6m are provided behind spaces to enable suitable turning.

Proposed layout and buildings



Landscaping

It was identified during consultation that the existing trees and vegetation on the site make an important contribution to the wider townscape due to their prominent location on the perimeter of the site. While there are no Tree Preservation Orders on the site, it is proposed that the majority of trees will be retained, combined with planting of 42 new trees and enabling an overall net gain of 36 trees. This creates significant green infrastructure value in the new development including:

- New and existing trees will form a new gateway feature, enhancing the setting of the original main College building.
- Providing natural screening between new homes and neighbouring buildings and ensuring minimal impact of long-distance views of the site.
- Along with the proposed rain gardens, new trees will provide a significant betterment in terms of ecological value and biodiversity gain.

New Public Open Space

The development ensures all houses have private gardens, with apartments benefiting from approximately 0.28 hectares of public open space.

Open space is consolidated around the centre and west of the site, where it benefits from the particularly unique views of the Purbeck valley beyond, as well as significantly enhancing the setting of the existing main College house building.

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Conclusion

Harrow House International College (Swanage) proposals present an opportunity to enable the regeneration of a long-term vacant brownfield site, which contributes towards the Council's housing requirement and housing land supply. The outline planning application includes for the sensitive retention of a non-designated heritage asset and would also deliver 10% affordable housing delivered as starter homes to help younger people buy their first home.

As well as providing much needed housing on a vacant brownfield site, the plans include for new public open space and landscaping, alongside ecological enhancements to deliver biodiversity net gain. The development will also have good connectivity to the heart of the town and facilities and amenities found in Swanage.

The development will be accompanied by SANG mitigation as is required for ecological conservation and further enhancement opportunities for habitats on site with an increase in biodiversity net gain.