

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 5<sup>th</sup> AUGUST 2024** at **7.00 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor J Lejeune

Swanage Town Council – from 7.35pm

Councillor D Monkhouse

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor C Tomes

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Councillor S Brookes

Swanage Town Council

Councillor W Trite

Swanage Town Council

Dr M Ayres

Town Clerk

Miss N Clark

Planning and Community Engagement Manager

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

**Public Participation Time**

The following matters were raised:-

- **Planning application No. P/OUT/2024/03253 Harrow House, Harrow Drive, Swanage** – a number of concerns regarding a proposed new development of 93 residential dwellings, which included:-
  - **Lack of affordable housing for local people** – comments made that the proposed level of ‘affordable’ units was unacceptable.
  - **Highway issues** – concerns that access to the new development would be via a narrow, residential road, Walrond Road, and attention drawn to regular occurrences of inconsiderate parking and passing issues seen in the road. Comments made regarding visibility issues when exiting into Northbrook Road, the recent increase in traffic in that road due to a new residential development of 180 dwellings (which was nearing completion), and pedestrian safety concerns, in particular regarding schoolchildren walking to the St Mary’s Primary School and Pre-school. Further concerns raised regarding access for emergency vehicles, and the impact of construction traffic during any construction works.
  - **Infrastructure** – concerns regarding the already congested A351/A35 if more people decided not to use the ferry service in view of affordability, and the increased adverse impact on the environment this could bring. Further concerns regarding the increased impact on the sewerage system, which already experienced issues/blockages at times, and the possible impact on the town’s Blue Flag and Seaside Award.
  - **Lack of local services** - to support such an increase in resident numbers, in particular the town’s young people.
  - **Overbearing size and scale of part of the proposed development** – concerns regarding overlooking and loss of privacy for some properties in Cauldron Crescent. Lack of detail within the outline plans regarding elevations on the site. Comments were made that contact had been made with the developer regarding these concerns, but that no response had been received.
  - **Eastern Area Planning Committee (EAPC)** – a request made for the date and venue of the EAPC Meeting at which the outline planning application would be considered to be publicised widely to enable local residents to apply to speak at the meeting.

- **Sandbanks Ferry Application for Increase in Tolls** – concerns regarding the ferry company’s proposals, and the potential adverse impact these would have on the local community. Request made for the Town Council’s support in objecting to the application.

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 Section 9 and Appendix B of the Council’s Code of Conduct.

**Planning application No. P/FUL/2024/03005** Land to the north of Prospect Way, Swanage - Councillor Tomes declared a non-pecuniary interest under the Code of Conduct by reason of a family member having a business connection with the landowner.

**Tree works application No. P/TRT/2024/03898** 9 Bon Accord Road, Swanage, BH19 2DN – Councillor Vile declared a non-pecuniary interest under the Code of Conduct by reason of being a Trustee of the Swanage Community Land Trust, the applicant was also a Trustee of the Land Trust.

There were no further declarations to record on this occasion.

**Planning**

3) **Plans for consideration**

**Delegated Applications**

Further to Standing Order No. 12) a) viii, it was proposed by the Chairman and AGREED:-  
That Items 6 and 7 on the Planning List be brought forward to Items 1 and 2.

\* P/OUT/2024/03253

**Harrow House, Harrow Drive, Swanage, BH19 1PE**

Outline application with all matters reserved (except for access) for the erection of up to 93 dwellings, including the conversion of an existing building, with associated infrastructure, landscaping, and parking.

**OBSERVATION:** Recommend refusal. The Town Council has major concerns regarding the proposals as follows:

**Lack of affordable housing – Purbeck Local Plan (PLP) Policy H11: Affordable Housing**

The Town Council is extremely disappointed to note that the ‘affordable’ housing element of the proposed development of 93 dwellings is unacceptable at only 9.68% (9 dwellings). These are stated to be ‘starter homes’ which are all one-bedroom flats, and are subject to a price cap of £250,000 (after any discount applied), which is considered unaffordable to typical first-time buyers.

During the original community engagement undertaken by the developer the ‘affordable’ housing element proposed was 30% (28 dwellings). Local housing need statistics evidence that Swanage does not need more houses, its needs more affordable and social housing, with a mix of tenures to meet those needs (**PLP Policy H9: Housing Mix** - Provide a mix of housing, to include affordable options, that meets the needs of local people).

Major concerns are also raised regarding the submitted Economic Viability Assessment, and a request is made for this to be independently scrutinised.

**Highway issues – traffic generation, vehicular access, highway safety**

The housing development in Northbrook Road (Compass Point - 180 new dwellings) is nearing completion, and there has been a significant increase in vehicular traffic in Northbrook Road, and the surrounding area. Particular concerns are already held by the Town Council regarding vehicle and pedestrian safety/visibility in Northbrook Road, and at its junction with Victoria Avenue, which is the main, busy route into the town/to the beach area (motor vehicles and pedestrians), and route to Studland/Bournemouth.

The proposed new development will be accessed from Northbrook Road, and via a narrow residential road (Walrond Road) which already experiences existing parking and passing issues, which could be exacerbated by such an increase in traffic movements (including motor vehicles, delivery vehicles, refuse collections, emergency services, and construction traffic).

**Capacity of physical infrastructure/deficiencies in social facilities – lack of local facilities to service increase in permanent resident numbers**

Potential large increase in resident numbers - possible adverse impact on existing local services and infrastructure. Although not a material planning consideration, the Town Council recommends that consultation is undertaken with local schools, health and community services to assess the actual impact that this potential increase in the Swanage population would have. The assumption is that this proposed new development would be subject to the new **PLP Second Homes Policy: H14**, which was adopted on 18<sup>th</sup> July 2024.

Councillor Lejeune joined the Meeting at 7.35 p.m.

Councillor Tomes left the room during consideration of the following item.

P/FUL/2024/03005     **Land to the north of Prospect Way, Swanage**  
Change of use of land to Suitable Alternative Natural Greenspace.  
**OBSERVATION:** No objection.

Councillor Tomes re-entered the room.

P/FUL/2024/03504     **Access to Burlington Chine, Burlington Chine, Swanage, BH19 1LS**  
Erect two timber beach huts.  
**OBSERVATION:** Recommend refusal. The Town Council's concerns regarding this proposal are as follows:  
**Purbeck Local Plan: Coastal change – Policy E6: Coastal Change Management Areas** - the Town Council has major concerns regarding ground stability in the area surrounding this site, which has recently experienced landslides, and the potential detrimental impact the siting of the proposed beach huts could have on the sensitive coastline.  
**Dorset Council's Coastal Risk Management Report** - the Town Council is in support of the Coastal Risk Management Officer's report dated 11<sup>th</sup> July 2024.  
**Purbeck Local Plan: Conserve and enhance Purbeck's natural habitat, biodiversity, and geodiversity - Policies E7: Conservation of protected sites, and E10: Biodiversity and geodiversity** – the site

is in close proximity to a Site of Special Scientific Interest, and Special Area of Conservation, and concerns are held regarding the potential adverse impact on local wildlife and its habitats (also referred to in the Ecological Impact Assessment dated June 2024). Further to its concerns above, the Town Council was disappointed to note that the site had been cleared, and trees removed, prior to the planning application being submitted to Dorset Council.

- P/FUL/2024/03506     **12 Ballard Estate, Swanage, BH19 1QZ**  
Upper cliff slope remedial reinforcement works.  
**OBSERVATION:** No objection.
- P/HOU/2024/03739     **29 Manwell Road, Swanage, BH19 2QB**  
Erect single storey side extension.  
**OBSERVATION:** No objection.
- P/HOU/2024/03746     **2 Peveril Road, Swanage, BH19 2DH**  
Erect side extension, internal alterations, and increase the extent of the roof.  
**OBSERVATION:** No objection.
- P/LBC/2024/02795     **371 High Street, Swanage, BH19 2NP**  
Replacement of stone roof.  
**OBSERVATION:** No objection.
- P/VOC/2024/03220     **Reconsultation – Amended Plans**  
**Sentry Cottage, Sentry Road, Swanage, BH19 2AG**  
Variation to conditions of planning permission P/HOU/2024/00699 (Kitchen extension and extended deck to create covered store.) to update drawings with chimney.  
**OBSERVATION:** No objection.
- P/VOC/2024/03450     **1A Hillview Road, Swanage, BH19 2QU**  
Application to vary condition 2 of approved planning application P/HOU/2024/06488 (Side extension, reposition garage (new rebuilt), form new access.) to amend the layout.  
**OBSERVATION:** No objection.

### **For Information Only**

- P/CLP/2024/03507     **Certificate of Lawful Use Proposed**  
**12 Ballard Estate, Swanage, BH19 1QZ**  
Single storey rear extension, roof lights and solar panels.
- P/NMA/2024/03480     **Non Material Amendment**  
**Punfield, 15 Ballard Estate, Swanage, BH19 1QZ**  
Non material amendment to approved planning application P/HOU/2023/07532 (Extend bedroom into existing garage.) to alter the facade detail and, instead of render, create a small section of tongue and groove cedar cladding below the cill, and have two additional, similar sized facing boards on the side of the windows.

### **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/TRC/2024/01907      **Sentry Fields, 27 Park Road, Swanage, BH19 2AA**  
T1003 Ash - Crown reduce to an approximate finished height of 10-11m, and a finished canopy spread of 9m.
- P/TRT/2024/03898      **9 Bon Accord Road, Swanage, BH19 2DN**  
T1 Beech - Crown lift to 6.5m above ground level.  
T2 & T3 Holm Oaks - Crown lift to 4m above ground level.
- P/TRT/2024/04156      **2A Atlantic Road, Swanage, BH19 2EG**  
Sycamore - Re-pollard to previous points at a height of approximately 10m above ground level (repeat of previous application ref. TPO/2021/015).

Consideration was given to the above proposed tree works. Committee Members had no objections to make regarding these applications.

### **Neighbourhood Planning**

5) **Swanage Neighbourhood Plan (SNP) Steering Group**

a) **To consider date of next SNP Steering Group meeting**

Further to Minute No. 6) of the Planning and Consultation Committee Meeting held on 1<sup>st</sup> July 2024, it had not been possible to schedule in a meeting of the Steering Group. It was agreed that this would be held on 19<sup>th</sup> August 2024.

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

a) **Dorset Council (DC) – ‘A Big Conversation’ Public Consultation** – it was reported that DC’s new Cabinet members were seeking feedback from residents and communities to help shape their plans and priorities for the next five years. Following the local elections in May 2024, Dorset Councillors were working through their proposed priorities and were keen for Dorset residents to be part of that. The four proposed priorities were:

1. Communities for all
2. Respond to the climate crisis
3. Provide high quality housing
4. Grow our economy

Thoughts and feedback could be submitted online, via paper questionnaire at local libraries, and at face-to-face engagement events, closing date for comments 15<sup>th</sup> September.

It was noted that there were plans for further ‘conversations’ over the next five years.

b) **Bournemouth-Swanage Motor Road and Ferry Company, Application for Increase in Tolls**

– it was reported that the Ferry Company had submitted an application to the Secretary of State for Transport for an Order to increase the tolls for the use of the ferry. It was noted that this new application also included a toll for the use of the road.

During the ensuing discussion concerns were raised about the proposed increases, and reduction in discounts which, if approved, would primarily affect local residents and businesses, having a considerable financial impact on regular users.

Committee Members were in agreement that this matter should be placed on the agenda of the next Committee Meeting, when consideration would be given to the Town Council’s grounds for objection to the application. It was noted that the closing date for any representations was 12<sup>th</sup> September 2024.

Contact would be made with Dorset Council, BCP Council and neighbouring parish Councils for their thoughts on the application prior to the next Committee Meeting.

7) **Date of next meeting**

The date of the next meeting had been scheduled for 9<sup>th</sup> September 2024. However, in view of the closing date for representations regarding the above Sandbanks Ferry Toll Application, and availability of Committee Members, it was agreed that the next meeting would be brought forward to 2<sup>nd</sup> September 2024.

The meeting closed at 8.00 p.m.

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