

SWANAGE TOWN COUNCIL

Dr Martin Ayres
Town Clerk

Town Hall
SWANAGE
Dorset
BH19 2NZ

2nd October 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 7th OCTOBER 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.

A G E N D A

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

Consultation

5. To note receipt of the following consultation document, and to determine the Council's preferred method of response, if any:
 - a) Wessex Marine Team, Wessex Area Team, Natural England – Marine Protected Areas -

New and updated Marine Conservation Advice packages: September 2024 - Invitation to comment (Closing date for responses 19th December 2024)

For further information please visit:

- [Marine Protected Areas: conservation advice packages - GOV.UK \(www.gov.uk\)](https://www.gov.uk)
- [Designated Sites View \(naturalengland.org.uk\)](https://naturalengland.org.uk)

6. Items of Information and Matters for Forthcoming Agendas

7. Date of next meeting – Monday 4th November 2024

SWANAGE TOWN COUNCIL

PLANS FOR CONSIDERATION ON 7th OCTOBER 2024

<u>Delegated Applications</u>		
1.	P/CLE/2024/05535	Certificate of Lawful Use Existing Tall Trees, Ulwell Road, Ulwell, Swanage, BH19 3DG A summerhouse has been erected on site. This not been built in accordance with the approved plans (planning approval 6/2012/0445 issued 31 January 2012). *The summerhouse was substantially complete in July 2014 and is now lawful by the passage of time. A glazed link passage adjoins the building; this again does not benefit from planning permission. *This was substantially complete in the autumn of 2015 and is now lawful by the passage of time. *Four years under the transitional arrangement afforded by the Levelling-up and Regeneration Act 2023 (Commencement No. 4 and Transitional Provisions) Regulations 2024.
2.	P/FUL/2024/05187	The Haven, 3 Victoria Road, Swanage, BH19 1LY Change of use of guesthouse to a self-contained residential dwellinghouse, with associated parking.
*3.	P/FUL/2024/05397	3 De Moulham Road, Swanage, BH19 1NP Retain air source heat pumps on units 1, 2, 3 and 4.
*4.	P/HOU/2024/04527	7A De Moulham Road, Swanage, BH19 1NR Erect single storey side extension.
5.	P/HOU/2024/05030	12 Ballard Estate, Swanage, BH19 1QZ Refurbishment of existing property; renew cladding, revise window arrangement, provide new roof lights, reduce footprint. Replace garage door, existing roof materials to match main dwelling, clad garage walls.
*6.	P/HOU/2024/05133	14 Anglebury Avenue, Swanage, BH19 1QP Increase height of extension, loft conversion with two dormers, and render existing and proposed walls. Raise roof to garage. Two dormers to front elevation, and erect front porch. Existing and proposed roof to be slates. Cedral boarding to four dormer windows and demolish chimney. Dropped kerb extension and parking space.
*7.	P/HOU/2024/05281	48 Rabling Road, Swanage, BH19 1EG Replace and extend side garage.
8.	P/HOU/2024/05458	8 Hill Road, Swanage, BH19 1RH Retain playhouse in rear garden.

<u>For Information Only</u>		
9.	P/CLP/2024/05216	Certificate of Lawful Use Proposed Durlston Wall, 3 Belle Vue Road, Swanage, BH19 2HP The erection of a single storey extension.
10.	P/NMA/2024/05208	Non-Material Amendment 37 Newton Manor Close, Swanage, BH19 1JS Non-material amendment to P/HOU/2024/02456 . On the dormer to the rear of the property to flip the windows so the bathroom window is facing the roadside of the property and the bedroom window is replacing the bathroom window location. Remove the window on the side gable elevation facing the road.
<u>Notification of Appeal</u>		
11.	P/FUL/2023/06979	Appeal Reference: APP/D1265/W/24/3348628 8 Institute Road, Swanage, BH19 1BX Replacement shopfront to existing bakery/café. Appeal Start Date: 3 rd September 2024 An appeal has been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. Please see the attached Notification of Appeal letter for further information.
<u>Applications for Tree Works</u>		
	P/TRC/2024/05287	Albany Court, 50 Park Road, Swanage, BH19 2AE T1 Ash - Fell by section to ground level, grind out stump. Wall has cracks.

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 *.



**Dorset
Council**

Planning Services

County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ

📞 01305 838336- **Development**

📞 01305 224289- **Minerals & Waste**

🖱️ www.dorsetcouncil.gov.uk

P - Swanage TC

Date: 4 September 2024

Contact: Cari Wooldridge

Our
Ref: P/FUL/2023/06979

Phone: 01305 838336

Email: appeals@dorsetcouncil.gov.uk

Dear Sir/Madam

**Notification of Appeal
Town and Country Planning Act 1990**

Application No: P/FUL/2023/06979
Location: 8 Institute Road Swanage BH19 1BX
Description: Replacement shopfront to existing bakery/café.
Appeal Reference: APP/D1265/W/24/3348628
Appellant: Haymans Bakery trading as The Italian Bakery Ltd
Appeal Start Date: 3 September 2024

An appeal has been made to the Secretary of State, Appeal against refusal of Dorset Council.

You may view the documents relating to this appeal online at
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment.aspx>

The appeal will be determined on the basis of **Written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

This means that you will be given the opportunity to submit representations on the appeal. We have forwarded all the representations made to us on the planning application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

Any further representations you may wish to make must be received by 8 October 2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the Inspectorates appeal reference.

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your

Planning Service privacy notice can be found at:

www.dorsetcouncil.gov.uk/your-council/about-your-council/data-protection/service-privacy-notices/planning.aspx

comments can address such matters.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send them to:

Contact Name: Bridget Holden

Address: RT1

The Planning Inspectorate

Temple Quay House

2 The Square

Bristol

BS1 6PN

Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

When made the decision will be published online at <https://acp.planninginspectorate.gov.uk>, and will be made available on our website where the appeal decision will form part of the application decision. You can get a copy of one of the Planning Inspectorate's Guide to taking part in planning appeals booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

If I can be of any further assistance please do not hesitate to contact me on the details above.

Yours faithfully,

Linda Webber

Technical Support Officer