

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 7<sup>th</sup> OCTOBER 2024** at **7.00 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor J Lejeune

Swanage Town Council

Councillor D Monkhouse

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

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

### **Public Participation Time**

The following matters were raised:-

- **Approved planning application No. P/FUL/2023/01535** 5 Victoria Avenue Industrial Estate, Swanage, BH19 1BJ – concerns regarding the ongoing development works at this site, and potential changes to be made to the development. In view of the concerns raised, the Chairman recommended that the member of public contacted Dorset Council's Planning Enforcement Team to raise/discuss these accordingly and advised that any future planning applications submitted for amendments to the development would be discussed at a future Committee Meeting, the agenda and planning list for which would be publicised on the Town Council's website, Facebook page, and noticeboard.
- **Outline planning application No. P/OUT/2024/03253** Harrow House, Harrow Drive, Swanage, BH19 1PE – an update was sought on the application, and a request made for the date and venue of the meeting of the Eastern Area Planning Committee Meeting, at which this application would be considered, to be publicised when known.
- **Contact details for Town Councillors** – it was reported that these were available on the Town Council's website, via the 'Contact Councillors' tab.

#### 1) **Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Foster and Tomes.

#### 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.

There were no declarations to record on this occasion.

### **Planning**

#### 3) **Plans for consideration**

##### **Delegated Applications**

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 has 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.

**OBSERVATION:** The Committee has no comments to make regarding this application.

- 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.  
**OBSERVATION:** The Committee wishes to express its disappointment regarding the potential/further loss of important holiday accommodation in the town. However, it raises no objection to the proposed change of use to a residential dwelling.
- \* P/FUL/2024/05397 **3 De Moulham Road, Swanage, BH19 1NP**  
Retain air source heat pumps on units 1, 2, 3 and 4.  
**OBSERVATION:** No objection.
- \* P/HOU/2024/04527 **7A De Moulham Road, Swanage, BH19 1NR**  
Erect single storey side extension.  
**OBSERVATION:** No objection.
- 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.  
**OBSERVATION:** No objection, subject to adherence to the Dorset Council Coastal Risk Management Project Engineer's report and recommendations. The Committee feels that the proposal will enhance the appearance of the property and its setting within the Ballard Estate.
- \* 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.  
**OBSERVATION:** No comment. The Committee wishes to express its concern regarding the lack of measurements/detail in the submitted plans on which to make an informed observation, in particular regarding the proposed increase in height of the proposed extension.
- \* P/HOU/2024/05281 **48 Rabling Road, Swanage, BH19 1EG**  
Replace and extend side garage.  
**OBSERVATION:** No objection, the Committee feels that the proposal will enhance the appearance of the property.

P/HOU/2024/05458 **8 Hill Road, Swanage, BH19 1RH**  
Retain playhouse in rear garden.  
**OBSERVATION:** No objection.

**For Information Only**

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.

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.

**Notification of Appeal**

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:** 3rd September 2024  
An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. The appeal would be determined on the basis of Written representations.  
**OBSERVATION:** The Committee did not wish to make comments, or modify/withdraw its previous comments dated 5<sup>th</sup> February 2024, therefore, no further action was required at this time.

**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/2024/05287 **Albany Court, 50 Park Road, Swanage, BH19 2AE**  
T1 Ash - Fell by section to ground level, grind out stump. Wall has cracks.  
Consideration was given to the above proposed tree works. It was proposed by Councillor Vile, seconded by Councillor Lejeune:-  
**OBSERVATION:** That the Planning and Consultation Committee has no objections to make regarding this application, in the interests of health and safety, and the preservation of the historic Purbeck Stone boundary wall.

Upon being put to the Meeting FOUR Members voted IN FAVOUR of the Proposition and there was ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

**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**

It was reported that the Wessex Marine Team, Natural England, had provided an update on the publication of Marine Conservation Advice packages for September 2024, and comments, feedback or suggestions were being invited from stakeholders for the relevant Marine Protected Areas. These updates included the South Dorset Marine Conservation Zone (MCZ), and the Purbeck Coast MCZ.

During the ensuing discussion it was noted that the closing date for responses to the consultation was 19<sup>th</sup> December 2024, and comments were made that it may also be prudent for the Council's Environment and Green Spaces Committee, and Coastal Change and Beach Management Advisory Committee, to review the consultation documents and provide any feedback on the proposals to the Planning and Consultation Committee to assist in the formulation of the Council's response to Natural England. The next meetings of these Committees were being held on 23<sup>rd</sup> October, and 13<sup>th</sup> November, respectively. Further comments were raised regarding the potential impact the packages could have on tourism and recreation, and local fishing activities, and that it would be important to ensure that any interested parties had been made aware of the consultation, including the Fishermen's Association, Swanage Angling Club, Dorset Coast Forum, and Litter Free Dorset. Details of the consultation would therefore be circulated to the Council Committees and local stakeholders accordingly. The Committees would be asked to report back to the Planning and Consultation Committee in time for its meeting scheduled for 2<sup>nd</sup> December 2024.

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

There were no matters raised.

**7) Date of next meeting**

The date of the next meeting had been scheduled for Monday 4<sup>th</sup> November 2024.

The meeting closed at 8.10 p.m.

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