

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 2nd JULY 2018** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor W Trite

Swanage Town Council

Miss N Clark

Acting Administration & Communications Manager

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

Public Participation Time

There were no matters raised.

1) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Green and Lejeune.

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.

Agenda Item No. 3) Plans for consideration - Delegated Applications

Planning application No. 6/2018/0230 Swanage Youth Hostel, 20 Cluny Crescent, Swanage, BH19 2BS and **planning application No. 6/2018/0296** Land adjoining 11 Bell Street, Swanage, BH19 2RY – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of Purbeck District Council's Planning Committee. It was deemed possible that the applications would be considered at a future Planning Committee Meeting.

Planning application No. 6/2018/0269 2 Princess Road, Swanage, BH19 1JQ – Councillor Poultney declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the applicant.

Planning application No. 6/2018/0288 3 Hill Road, Swanage, BH19 1RH – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of the applicant.

Planning application No. 6/2018/0319 13 Cecil Road, Swanage, BH19 1JJ – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the applicants.

There were no other declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

Further to his declaration of interest under Minute No. 2), Councillor Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

6/2018/0230 **Swanage Youth Hostel, 20 Cluny Crescent, Swanage, BH19 2BS**
Proposed camping area with five huts.
Youth Hostel Association

At 6.35 p.m. the Chair invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to address the Committee, and respond to questions regarding/relevant to the planning application.

OBSERVATION: Recommend refusal on the grounds that the proposal is considered to be significantly out of keeping with the character of the Park Road area, as defined in the Swanage Townscape Character Appraisal (STCA) Part 04.7, and its setting within the Swanage Conservation Area. A camping ground in this location is considered to be wholly inappropriate, and would be surrounded by seven residential properties. Further concerns are raised as follows:

- Adverse impact on nature conservation interests/biodiversity opportunities - in relation to the loss of a sizeable area of the garden/grounds, and potential loss of mature trees, which would have an adverse impact on local wildlife – as defined in the STCA Part 04.7, ‘loss of gardens/other vegetation through over-intensive and insensitive redevelopment’. The site has been an important wildlife ‘haven’ for many years, and development proposals should take account of the adopted Swanage Green Infrastructure Strategy and look to protect, improve, or enhance the green infrastructure in line with the Strategy (or its loss outweighed by other benefits of the development).
- Layout and density of building design, and the potential adverse impact on neighbour amenity, overlooking and loss of privacy, which would be exacerbated by the proposed clearance of the existing trees and foliage.
- Noise or disturbance resulting from use of the proposed new camping facilities, possible late-night light pollution, noise and smells/fumes, which commonly accompany outdoor living, and which it is felt would be difficult to ‘police’ 24 hours per day.
- Highway/traffic generation concerns, and inadequacy of parking facilities to accommodate the proposed increase in footfall. There is no on-street parking permitted in St Vasts Road, and only limited on-street parking in the surrounding roads. The car park is regularly full and is utilised by coaches, as well as cars and minibuses.

It was also proposed by Councillor Harris, seconded by Councillor Poultney and **RESOLVED UNANIMOUSLY:**

That the Town Council’s District Councillors be lobbied to consider making a request to Purbeck District Council to reassign Planning Application No. 6/2018/0230 to the District Council’s Planning Committee for careful consideration at a future

Planning Committee Meeting, and that it would be vital for the Committee to undertake a site visit prior to the meeting.

- 6/2018/0246 **20 Manwell Road, Swanage, BH19 2QD**
Raise roof height to form first floor accommodation, with insertion of a single dormer window to south elevation, and double dormer window to north elevation.
Mr Yates
OBSERVATION: No objection, subject to no overlooking/mitigation of any neighbour concerns received regarding overlooking and loss of privacy.

Further to his declaration of interest under Minute No. 2), Councillor Poultney left the room during consideration of the following item.

- 6/2018/0269 **2 Princess Road, Swanage, BH19 1JQ**
Demolish existing garage, and erect a replacement double garage with first floor.
Mr & Mrs Rust
OBSERVATION: No objection. However, concerns are raised as follows:
- Height of first floor – the proposal states that this floor would be used as storage space, and it is therefore recommended that the height of this space is limited accordingly.

Although not a material planning consideration, the Committee would also wish to draw attention to previous Town Council comments lodged with the District Council regarding garage conversions/developments, that approval be given subject crucially to no future conversion to residential use, no severance to create a separate plot for future habitation and no separate address.

This application must not be regarded as setting a precedent for future planning applications for the conversion of garages to living accommodation in the vicinity.

- * 6/2018/0271 **17 Beach Gardens, Swanage, BH19 1PG**
First floor extension to rear. Single storey porch extension to front. Apply external insulation. Renew windows. Erect solar panels on flat roof.
Mrs Bates
OBSERVATION: No objection, it is felt that the proposals will enhance the property.

Further to her declaration of interest under Minute No. 2), Councillor Harris left the room during consideration of the following item. In the absence of the Committee Chair, it was agreed that the Town Mayor, Councillor Bonfield, would assume the Chair during consideration of the item.

- 6/2018/0288 **3 Hill Road, Swanage, BH19 1RH**
Demolition of two existing garages, and development of a single storey extension with deck.
Mrs Fawcett
OBSERVATION: No objection.

- 6/2018/0290 **Listed Building Consent**
LISTED **3 Cliff Place, Swanage, BH19 2LP**
Replacement windows to rear elevation
Mr Bailey
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.
- 6/2018/0292 **124 Kings Road West, Swanage, BH19 1HS**
Demolition of existing conservatory, and erection of single storey rear extension.
Mr Clements
OBSERVATION: No objection.
- 6/2018/0296 **Land adjoining 11 Bell Street, Swanage, BH19 2RY**
Erect four new dwellings.
Mr & Mrs Scott
OBSERVATION: Recommend refusal on the grounds that the proposal is considered to be significantly out of keeping with the character of the Herston Village area, as defined in the Swanage Townscape Character Appraisal (STCA) Part 04.19, and its setting within the Herston Conservation Area, in close proximity to a Listed Building. Further concerns are raised as follows:
- Layout and density of building design - considered to be gross overdevelopment in a limited space, with access to the proposed four new dwellings being only via a narrow public footpath and an alleyway. In this context concerns are raised regarding problems arising from the construction period of any works, e.g. noise, dust, plant, hours of working, and how this would also be managed through the narrow footpath/alleyway.
 - Adverse impact on nature conservation interests/biodiversity opportunities - in relation to the loss of a sizeable area of garden, and potential loss of mature trees, which would have an adverse impact on local wildlife – as identified in the STCA Part 04.19 – ‘insensitive redevelopment and/or infill resulting in the loss of trees or vegetation’, and ‘redevelopment of plots or infill development at higher densities could adversely impact on the character of the area’
 - Lack of detail regarding management/collection of waste/recycling bins.
 - Lack of parking facilities/no vehicular access to the proposed new properties, including potential issues which could be faced by the emergency services - there is limited on-street parking in the surrounding area.

It was also proposed by Councillor Bonfield, seconded by Councillor Harris and **RESOLVED UNANIMOUSLY:**

That the Town Council's District Councillors be lobbied to consider making a request to Purbeck District Council to reassign Planning Application No. 6/2018/0296 to the District Council's Planning Committee for careful consideration at a future Planning Committee Meeting, and that it would be vital for the Committee to undertake a site visit prior to the meeting.

- 6/2018/0298 **Mulberry, 7 Bay Crescent, Swanage, BH19 1RA**
 Replace existing car port.
 Mr & Mrs West
OBSERVATION: No objection.
- 6/2018/0306 **The Grand Hotel, 12 Burlington Road, Swanage, BH19 1LS**
 Install a dormer window in eastern roof slope.
 Grand Hotel (Swanage) Ltd
OBSERVATION: No objection.
- 6/2018/0310 **20 Priests Road, Swanage, BH19 2RN**
 Erect three storey rear extension, and alter the access to the roof garden.
 Mr Lane
OBSERVATION: No objection.
- 6/2018/0315 **5 Bishops Row, Court Road, Swanage, BH19 1JE**
 Single storey side extension.
 Mr & Mrs Creed
OBSERVATION: No objection.

Further to her declaration of interest under Minute No. 2), Councillor Harris left the room during consideration of the following item. In the absence of the Committee Chair, it was agreed that the Town Mayor, Councillor Bonfield, would assume the Chair during consideration of the item.

- 6/2018/0319 **13 Cecil Road, Swanage, BH19 1JJ**
 Single storey side extension.
 Mr & Mrs Williams
OBSERVATION: No objection.
- # 6/2018/0321 **Plot 210, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT**
 Erect decking.
 Darwin (Swanage Bay View) Limited
OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.
- * 6/2018/0322 **79 D'urberville Drive, Swanage, BH19 1QN**
 Construct pitched roof over existing porch, and install full width rear dormer.
 Mr & Mrs Castro
OBSERVATION: No objection.
- 6/2018/0338 **17 Park Road, Swanage, BH19 2AA**
 Extend existing balcony.
 Mr & Mrs Morley
OBSERVATION: No objection.

Item for information only

Non Material Amendment

* 6/2018/0329 **20 Vivian Park, Swanage, BH19 1PJ**

Non material amendment to planning permission 6/2008/0076 (Erect new porch, demolish existing conservatory and erect garden room, erect extension to kitchen and insert two dormer windows in roof) to change pitched roof for a flat roof, and use metal framed windows and doors.

Mr & Mrs Murphy-Jameson

Please note:

The Town Council is the owner of land included within, or directly affected by, applications marked #.

* 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 County Council – Consultation on the Home to School Transport Policy and the Post 16 Transport Policy for 2019/20

It was reported that the County Council was consulting on its Home to School Transport Assistance Eligibility Policy for children and young people attending school in 2019-20, and its Post-16 Transport Support Policy September 2019 – August 2020.

A brief discussion ensued regarding the document's content. Members wished it to be noted that the consultation document had been reviewed and appropriately discussed, and agreed that details of the consultation should also be sent to all Town Councillors, providing them with the opportunity to raise any comments individually if they so wished.

b) Department for Environment, Food and Rural Affairs (DEFRA) – Consultation on the third tranche of Marine Conservation Zones (MCZs)

It was reported that DEFRA had published a consultation on the third tranche of MCZs, in which 41 new sites and the addition of new features to 12 existing MCZs were proposed. Local proposed sites included the Purbeck Coast and Studland Bay.

A discussion ensued during which consideration was given to a copy of an email received from a local sea fishing business, which had been sent to Richard Drax MP, raising major concerns regarding the proposed MCZs/restrictions to be put in place along Purbeck's Jurassic Coast, and the potential adverse impact these would have on recreational fishing and the local economy, the charter boat sector being an important part of the economy of South Dorset. Committee Members were in support of protecting the marine environment, however, Members concurred with the concerns raised and felt that these should be included in the Council's response to the consultation. It was further felt that more research was required prior to submitting the response.

It was therefore proposed by Councillor Harris, seconded by Councillor Bonfield and **RESOLVED UNANIMOUSLY:**

That delegated authority be granted to officers, in consultation with the Town Mayor, to carry out further research and to submit the Committee's response to DEFRA, to include the above concerns.

If Committee Members had any further representations to make regarding the proposals they were to be sent to the Town Mayor before the response deadline of 20th July 2018.

6) Items of Information and Matters for Forthcoming Agendas

a) **Planning and Consultation Committee Meeting September 2018** – it was reported that the September meeting date had been changed, the meeting would now be held on Monday 10th September 2018 (and not 3rd September 2018).

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 6th August 2018 at 6.30 p.m.

The meeting closed at 7.55 p.m.
