



balconied terraced properties, and Purbeck Stone cottages, and could have a potential detrimental impact on visual amenity and the character of the area. The site is in an ‘area of high townscape value’, designated under policy STCD of the Swanage Local Plan (see page 54). The policy states: ‘The overall character of this area should be protected and enhanced as a result of new development. Any development proposal should be sympathetic to the historical and vernacular context of the area. New development should be appropriate to the setting in form and scale and this should not exceed the density levels of existing development within each street of the area’.

- Whilst not listed, properties 241-249 High Street are noted within the Swanage Town Conservation Area Assessment 1, and defined as important unlisted buildings, ‘a very prominent and well-preserved terrace with striking architectural details’.

- Layout and density of building design - considered to be overdevelopment in a limited space.
- Lack of use of traditional/local materials - where using brick this should be Swanage brick, and increase use of Purbeck Stone – Purbeck Local Plan Policy 8.15 Design.
- Potential impact on neighbour amenity, overshadowing, loss of privacy, and loss of light.
- Lack of parking facilities/no vehicular access to the proposed new properties, and extremely limited on-street parking in the surrounding area. It is also felt very unlikely that the parking restrictions currently implemented in the vicinity of the site would ever be amended.
- Further concerns are held regarding the potential problems/damage that could be caused arising from the construction period of the proposed works:
  - The site is situated off a busy one-way street, which is a main route leading from, and out of, the town, and is close to a junction.
  - Potential issues which could be faced by pedestrians, motorists, and the emergency services.
  - Potential damage that could be caused to the 100+ years old pavement, kerbstones, and historic Purbeck Stone wall, to the front of the site, and the listed dry stone wall to the rear of the site.

The Committee also wishes it to be noted that it is in support of the Design and Conservation Officer’s Report.

6/2018/0690 **The Old Water Tower, Purbeck Terrace Road, Swanage, BH19 2DE**  
Internal alterations to partition walls.

Mr Whaley

**OBSERVATION:** No objection.

6/2018/0695 **Rear of 31 Station Road, Swanage, BH19 1AD**  
Change of use from use class A1 (retail) store room to use class C3 (dwelling).

Mr Hartle

**OBSERVATION:** Recommend refusal, concerns are held as follows:

- Highway safety, vehicular access, and traffic generation – the property is accessed through a narrow road which leads from the town centre to the secondary shopping/commercial storage facility

areas. The area is regularly blocked up with parked vehicles/delivery lorries and concerns are held regarding vehicular and pedestrian access, and the potential issues which could be experienced by the emergency services. It is noted that waste collection services currently experience problems at times when trying to collect waste and recycling. The Committee recommends that a Traffic Flow Assessment is undertaken.

Further concerns are held regarding the potential problems/damage that could be caused arising from the construction period of the proposed works, and the impact on businesses/neighbours in close proximity to the site.

- Lack of parking facilities – there is no unrestricted on-street parking in the surrounding area.
- Policy STC of the Swanage Local Plan, and Policy RP of the Purbeck Local Plan (Economy, Swanage Town Centre, points 196 to 208 refer) seeks to safeguard existing retail provision, and commercial units, in the town centre – the site is situated in the town's secondary shopping area and provides much needed storage facilities to local businesses, which are ancillary to these retail businesses. There is a ready market for commercial units in the town centre.

- 6/2019/0011     **Hope Cottage Rear Of, 25 Ulwell Road, Swanage, BH19 1LF**  
Erect a two storey rear extension. Install flat roof dormer window on north and south facing roof slopes. Install balcony at south-east elevation. Installation of rooflights.  
Mr Cross  
**OBSERVATION:** No objection.
- \* 6/2019/0013     **57 Durberville Drive, Swanage, BH19 1QN**  
Erect single storey extension and detached garage.  
Mr & Mrs Kennett  
**OBSERVATION:** No objection.
- 6/2019/0017     **1 Ocean Bay, 2 Ulwell Road, Swanage, BH19 1LH**  
Change of cladding material from aluminium panels to Rockpanel boarding.  
Lightbown Partnership  
**OBSERVATION:** No objection.
- \* 6/2019/0019     **61 Rabling Road, Swanage, BH19 1ED**  
Sever land, and erect single storey dwelling with parking.  
Mr Robertson & Ms Hunter

At 6.50 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:** No objection to development of the site in principle, subject to adherence to the District Engineer's Report. However, the Committee would wish to express its concern at the loss of a sizeable area of the garden/grounds, (concerns have previously been raised with the District Council regarding the infilling of gardens), and potential loss of mature trees, which could 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'. Further concerns are raised regarding the potential adverse impact on the street scene and character of the area, the proposed design is considered to be out of keeping with the character of the 'Mixed Pre and Post-war Housing' areas as defined in the Swanage Townscape Character Appraisal Part 04.12.

6/2019/0023      **16A Argyle Road, Swanage, BH19 1HZ**  
Creation of replacement bay window on the rear elevation.  
Ms Pope  
**OBSERVATION:** Recommend refusal. Concerns are held regarding the proposed design of the bay window, which is considered to be out of keeping with the character of the surrounding area, and potential adverse impact on neighbour amenity, overlooking and loss of privacy.

# 6/2019/0041      **Retrospective**  
**Plot 199 Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT**  
Erect decking (Retrospective).  
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.

A query was again raised as to why such a large number of 'retrospective' applications are submitted, and officers were requested to seek advice from the District Council regarding this matter.

#### **Item for information only**

\* 6/2019/0002      **Certificate of Lawfulness (Existing)**  
**Herston Yards Farm, Washpond Lane, Ulwell, Swanage BH19 3DJ**  
Unrestricted mixed use comprising permanent residential accommodation, and holiday accommodation comprising lodges, static caravans, touring caravans, motor homes and tents - Certificate of Lawfulness (Existing).  
Mr Farmer  
**OBSERVATION:** For information, no further action required.

#### **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 #.

#### **4) The Towns Improvement Clauses 1847 – To consider street names for the new residential development on Land West of Northbrook Road, Swanage**

Further to Minute No. 168 of the Monthly Council Meeting held on 28<sup>th</sup> January 2019, consideration was given to potential new street names for the residential development on land west of Northbrook Road Swanage.

During the ensuing discussion Members were in agreement that it would be important

for the new street names to have a historic connection to the site, and suggestions were made which included field names and the names of previous landowners who had farmed/leased the land, the nearby brickworks which had a 150-year history, and Thomas Hardy's connection to the town. Comments were made that it would also be prudent to contact the Swanage Museum and Heritage Centre for any further suggestions.

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

That the list of the suggestions made for street names for the new residential development on land west of Northbrook Road, Swanage, be submitted to Barratt Developments PLC for consideration, and that contact be made with Swanage Museum and Heritage Centre for its input accordingly.

**5) Applications for tree works - opportunity to raise any matters of concern**

There were no matters raised on this occasion.

**6) To note receipt of the following consultation documents and to determine the Council's preferred method of response, if any:**

**a) Community Infrastructure Levy (CIL) Charging Schedule and Priorities for Spending Consultation on a Statement of Modifications**

It was reported that the District Council had submitted its CIL Charging Schedule and Priorities for Spending 2019 for examination on 28<sup>th</sup> January 2019, and was now consulting on a number of minor changes which had been set out in a Statement of Modifications 2019.

Committee Members had reviewed the Statement of Modifications and wished it to be noted that the document had been appropriately reviewed and discussed and had no further comments to make.

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

**a) Submission of Purbeck District Council Local Plan (PLP) and Community Infrastructure Levy (CIL) Charging Schedule**

– it was reported that the District Council had submitted the PLP, CIL Draft Charging Schedule, supporting evidence and consultee comments to the Secretary of State for examination in public.

**b) The Poole Harbour Recreation Planning Framework 2019 -2034 – Supplementary Planning Document (SPD) Consultation Draft**

It was reported that the Borough of Poole was coordinating a joint public consultation on the draft Poole Harbour Recreation Planning Framework 2019 -2034 SPD with Purbeck District Council. Some recreational activities (including dog walking and cycling) around Poole Harbour were creating disturbance to wading birds protected under European law and adversely affecting estuarine habitats. Further residential development in Poole and Purbeck, around the harbour, was likely to have an adverse effect on the nationally and internationally designated wildlife sites. The local authorities as decision makers on planning applications for development within this area had to ensure that there would be no adverse impact upon protected birds. The draft SPD set out how the Borough and District Councils would mitigate the impact of development by taking a contribution from development, using these funds to provide wardening and other mitigation measures.

During the ensuing discussion Committee Members were in support of the implementation of the SPD. However, concerns were raised regarding the historic evidence provided within the document, and the sizeable level of CIL contributions to be taken. Members were in agreement that they did not have sufficient specialist knowledge of this subject, and that there was not enough detailed information, to make an informed response to the consultation.

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

That support in principle be given to the draft Poole Harbour Recreation Planning Framework 2019 -2034 Supplementary Planning Document, and that the Town Council's concerns regarding the historic evidence provided, and the sizeable level of CIL contributions to be taken be noted accordingly.

**8) Date of next Meeting**

The date of the next meeting had been scheduled for Monday 4<sup>th</sup> March 2019 at 6.30 p.m.

The meeting closed at 7.25 p.m.

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