

Planning

3) Plans for consideration

Delegated Applications

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

6/2018/0115 **11 Redcliffe Road, Swanage, BH19 1LZ**

Demolish existing garage. Erect a side extension and detached double garage. Convert loft including two dormer windows, two rooflights, and hip to gable.

Mr Morgan

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 Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

6/2018/0201 **The Pier Head, 1 High Street, Swanage, BH19 2AQ**

Minor material amendment to planning permission 6/2017/0293 (Demolish existing out-buildings and partial demolition of Pier Head. Erection of six dwellings and commercial units (Use Class A1, Shops and/or Use Class A3, Restaurants and Cafes) with associated parking, landscaping and new vehicular access) to amend the wording of Condition 3 to vary the number of residential units that can be occupied before the ground floor commercial units are available for use.

Storer (Coventry) Ltd

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. Concerns are raised that, following refusal of planning application 6/2016/0486 which did not include the provision of commercial units, Condition 3 of application 6/2017/0293 was imposed to ensure that the proposed development would ‘positively contribute to the townscape and vitality of Swanage Town Centre and seafront, and add to the commercial viability of the town’, (i.e. through increased retail and other facilities along with an improved public realm, as set out in Policies RP of the PLP1, and STC and TCR of the Swanage Local Plan), and that the Planning Authority must take all steps to ensure that the commercial element of this proposed development is delivered at the earliest possible stage.

The Committee wished it to be noted that it did not feel that this was a ‘minor’ material amendment to planning permission 6/2017/0293 and was, in fact, a significant change (to vary the number of residential units that can be occupied before the ground floor commercial units are available for use from 0 to 5).

Although not a material planning consideration, disappointment/concern was again expressed regarding the lengthy series of plans/amended plans submitted to the District Council regarding this site.

- 6/2018/0215 **Listed Building Consent**
LISTED 187-189 High Street, Swanage, BH19 2NE
Internal alterations, and insert new conservation roof light in the south elevation.
Mr Walsh & Mrs Germain
OBSERVATION: No objection.
- 6/2018/0219 **1 Salisbury Road, Swanage, BH19 2DY**
Retain vehicular access and parking area with retaining walls.
Mrs Gregg
OBSERVATION: Recommend refusal. Concerns are expressed regarding the non-adherence to the original approved plans (the garage has not been built) and the quality of the work undertaken to date, which is considered to be condescending in its execution. Further concerns are raised regarding materials used, namely the concrete slabs, and the structural stability of the retaining wall.
- Concerns are also reiterated regarding the continued loss of character in the ‘Swanage Lanes’ areas, as defined in the Swanage Townscape Character Appraisal Part 04.14.
- 6/2018/0238 **Certificate of Lawfulness**
115 Kings Road West, Swanage, BH19 1HN
Certificate of Lawfulness Proposed - conversion of garage to bedroom.
Mr Streams
OBSERVATION: For information, no further action required.
- 6/2018/0248 **11 Leeson Close, Swanage, BH19 2SR**
Two storey side and rear extension including formation of a pitched roof.
Mr Woodward
- At 6.47 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 street scene, and would have a detrimental impact on the nature of the close (the surrounding properties being of a more modest semi-detached chalet bungalow design). The proposed extension would be over dominating, and not subservient to the main building. Concerns are also therefore held regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.
- * 6/2018/0249 **6 Gilbert Road, Swanage, BH19 1DU**
New balcony on front elevation. Dormer with door to new roof terrace, and increase height of wall at rear elevation. Erect new porch.
Mr Marriott
OBSERVATION: No objection.

- 6/2018/0250 **8 Newton Rise, Swanage, BH19 2QP**
 Raise roof height and extend bungalow to form first floor accommodation, with dormer window, roof lights, and balcony.
 Mr & Mrs Rawlings
OBSERVATION: Recommend refusal on the grounds that the proposal is considered to be significantly out of keeping with the street scene, and would have a detrimental impact on the nature of the close (the surrounding properties all being bungalows). Concerns are also therefore held regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.
- Comments were also made regarding the quality of the plans, and the lack of detail/specification for the proposed development within them.
- # 6/2018/0266 **Retrospective application**
Plot 16, 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.
- # 6/2018/0267 **Retrospective application**
Plot 27A, 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.
- # 6/2018/0268 **Retrospective application**
Plot 295, 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.

Following consideration of the above three items, a discussion ensued regarding the Committee's concerns raised about the potential heightened fire risks in the holiday park. Comments were made about the network of roads within the park, which it was felt could impede access for the emergency services, and/or evacuation, in the event of a fire.

Members were in agreement that, as freeholder of the site, the Town Council should write a letter to the leaseholder of the holiday park setting out these concerns, and seeking assurance that the owners carried out Fire Safety Risk Assessments, and had fire evacuation plans in place should such an incident occur. It was also agreed to seek advice from the local Fire Service regarding the same.

It was felt that the content of the letter should be considered by all Councillors, and not just Committee Members, and it was therefore proposed by Councillor Bonfield, seconded by Councillor Harris and RESOLVED UNANIMOUSLY:-

TO RECOMMEND:

That the Town Council considers sending a letter of concern to the leaseholder of the Swanage Bay View Holiday Park, and the Swanage Fire Service, seeking assurance regarding the 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, at the next Monthly Council Meeting being held on 25th June 2018.

- 6/2018/0270 **8 Alderbury Close, Swanage, BH19 2SN**
Single storey side and rear extension with part pitched roof.
Mr & Mrs Coggins
OBSERVATION: No objection, the proposals are considered to be in keeping with surrounding properties.

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.

- 6/2018/0272 **Listed Building Consent**
LISTED **Marine Villas, High Street, Swanage, BH19 2AP**
Replacement of existing internal doors.
Swanage Pier Trust
OBSERVATION: No objection.

- 6/2018/0275 **The Spinney, 24 Bon Accord Road, Swanage, BH19 2DT**
Conversion of roof space to provide additional accommodation including insertion of two roof lights.
Mr Skinner
OBSERVATION: No objection, subject to no overlooking/mitigation of any neighbour concerns received regarding overlooking and loss of privacy.

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

- 6/2018/0278 **8 Argyle Road, Swanage, BH19 1HZ**
Erect a second floor rear extension.
Mr & Mrs Eastcott-Jones
OBSERVATION: No objection, subject to no overlooking/mitigation of any neighbour concerns received regarding overlooking and loss of privacy.

- 6/2018/0279 **3 Sea Mist, Townsend Road, Swanage, BH19 2FE**
Erect a single storey side extension.
Mr Wylie
OBSERVATION: No objection, subject to no overlooking/mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy. (At the time of the meeting no neighbour letters/comments had been issued/received by the

Local Planning Authority.) However, concerns were expressed regarding layout and density of building design (namely loss of garden, and in close proximity to the garage, and a neighbouring property).

- * 6/2018/0281 **Flat 1, 10 Walrond Road, Swanage, BH19 1PB**
Erect a single storey rear extension.
Mr Dalton
OBSERVATION: No objection.

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.

Licensing

Further to their declarations of interest under Minute No. 2), Councillors Morris and Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

5) To note receipt of the following premises licence application, and to determine the Council's response, if any:

a) Dubwood Ltd – Wilkswood Farm Reggae Festival, Wilkswood Farm, Valley Road, Swanage, BH19 3DU – application to vary a premises licence under section 34 of the Licensing Act 2003

It was reported that the premises licence holder for the Wilkswood Farm Reggae Festival had applied to vary the existing licence by increasing site capacity from 2,000 to 4,999 persons. The next festival would take place from 20th to 22nd July 2018.

During the ensuing discussion major concerns were raised regarding the sizeable increase in capacity being requested, which could potentially see the size/footfall of the festival more than double, and whether the site could safely accommodate such a large number of people. Further concerns were raised regarding the inadequacy of local infrastructure to cope with such an increase in vehicular traffic, namely the country roads leading to the site's access points (B3069), and the possible nuisance that this could cause to local residents along the route and in the surrounding areas (vehicle congestion, noise and fumes, and crowd noise). It was noted that copies of the updated/revised event management/security/noise and traffic/risk assessments/emergency procedures plans were not included with the application on the Dorset for You website.

Comments were also made that the event was being held during the start of the area's peak summer season, with other events taking place at the same time, e.g. Wareham Carnival. Members agreed that it would therefore be useful to liaise with neighbouring parish councils regarding the application prior to submitting the Committee's response to the District Council.

In view of the fact that the response deadline for any representations was 5th June 2018, it was therefore proposed by Councillor Harris, seconded by Councillor Green and

RESOLVED UNANIMOUSLY:

That delegated authority be granted to officers, in consultation with the Town Mayor, to liaise with neighbouring parish councils regarding the proposed variation to the premises licence for the

Wilkswood Reggae Festival, and to submit the Committee's concerns as above to the District Council's Licensing Officer, under licensing objective 'The prevention of public nuisance'.

OBSERVATION: Swanage Town Council objects to the proposed variation under licensing objective 'The prevention of public nuisance', major concerns are raised regarding the sizeable increase in capacity being requested, some 2,999 persons, and the inadequacy of the local infrastructure to cope with the proposed increase, in particular the B3069, and the possible nuisance that this could cause to local residents and businesses along the route and in the surrounding areas (vehicle congestion, noise and fumes, and crowd noise). Further concerns are expressed that the Purbeck area already suffers regular instances of acute traffic congestion and gridlock, and the proposed increase in vehicular traffic would exacerbate these problems, particularly during the peak season.

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 2nd July 2018 at 6.30 p.m.

The meeting closed at 7.35 p.m.
