

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 6th AUGUST 2018** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor A Lejeune

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Also in attendance: -

Miss N Clark

Acting Administration & Communications Manager

There were five 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 Whitwam.

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.

There were no declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

Further to Standing Order No. 12) a) viii, it was proposed by the Chairman and
AGREED:-

That Item 10 on the Planning List be brought forward to
to Item 1.

6/2018/0367

Dormy House, Sentry Road, Swanage, BH19 2AG

Remove conservatory, and erect single storey front (north) extension with balcony over. Construct new single storey side (east) extension. Insert rooflights in rear (south) elevation.

Mr & Mrs Bray

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 as follows:

- Design – balcony and catslide roof – felt to be inappropriate in this location, and could potentially have a negative impact on the character of the Swanage Conservation Area.
- Comments are made regarding perceived inaccuracies in the plans, and that the close proximity and difference in height between the properties Dormy House and No. 5 The Downs is not evident in them.
- Potential adverse impact on neighbour amenity, overshadowing/overlooking, loss of privacy, and significant loss of sunlight.
- Further comments are made that, although not a material planning consideration, the property should be considered for Local Listing.

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. 6/2018/0367 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.

6/2018/0325

82 Priests Road, Swanage, BH19 2RP

Replace existing garage with lower level garage. Erect two storey rear extension with Juliet balconies on first floor.

Mr Gaskell

OBSERVATION: No objection to the proposal in principle. However, major concerns are held regarding the size of the proposed balcony, and the potential detrimental impact on neighbour amenity, overlooking/loss of privacy, and possible noise nuisance/late-night disturbance resulting from use of the new balcony.

6/2018/0342

LISTED

Listed Building Consent

12 Bell Street, Swanage, BH19 2SA

Replacement of stone roof, and internal works to outbuildings.

Miss Helweg

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer’s Report.

6/2018/0353

Retrospective

Durlston Dairy Barns, Southcliffe Road, Swanage, BH19 2JG

Alterations to existing barn. Part change of use to provide office facilities. Replacement residential unit of accommodation. Change of use of Units 2 and 3 to mixed use B1 and B8 (retrospective).

Mr Brown

OBSERVATION: No objection.

6/2018/0354

LISTED

Listed Building Consent

Godlingston Manor, Washpond Lane, Ulwell, Swanage, BH19 3DJ

Torching in lime mortar to underside of slate roof.

National Trust

OBSERVATION: No objection.

- # 6/2018/0365 **Retrospective**
Plot 107, 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.
- # 6/2018/0366 **Retrospective**
Plot 56, 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.
- # 6/2018/0392 **Retrospective**
Plot 87C, 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.
- # 6/2018/0393 **Retrospective**
Plot 135A, 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.
- # 6/2018/0397 **Retrospective**
Plot 190, 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.
- 6/2018/0383 **14 Jubilee Road, Swanage, BH19 2SF**
 Erect extension to existing garage.
 Mr Land

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.

6/2018/0384 **14 Jubilee Road, Swanage, BH19 2SF**

Erect a single storey side extension.

Mr Land

OBSERVATION: Recommend refusal on the grounds that the proposal fails to preserve or enhance the character and appearance of the Herston Conservation Area, and is considered to be out of keeping with the character of the 'Herston Village' area, as defined in the Swanage Townscape Character Appraisal (STCA) Part 04.19.

Committee Members also wish to record their support of the Design and Conservation Officer's Report comments.

6/2018/0408 **16A Argyle Road, Swanage, BH19 1HZ**

Erect a balcony.

Ms Pope

OBSERVATION: No objection, subject to no overlooking/mitigation of any neighbour concerns received regarding overlooking and loss of privacy.

Appeal Information

* 6/2017/0240 **Appeal Reference Number APP/B1225/W/18/3197694
Rear of Cliff Cottage, Shore Road, Swanage, BH19 1LD**

Erect two-storey detached dwelling.

Mr Sutcliffe

An appeal had been made to the Secretary of State against the decision of Purbeck District Council to refuse to grant planning permission. Appeal Start Date 19th July 2018. A copy of the appeal advice letter had been provided to Committee Members for information purposes. The Appeal would be determined on the basis of written representations. If the Town Council wished to make any further representations, modify or withdraw its previous representation, it had to do so by 23rd August 2018.

At 7.10 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: The Committee did not wish to modify or withdraw its previous representation dated 5th June 2017. However, additional concerns were raised regarding a mature horse chestnut tree on the site which had been identified as diseased/of poor quality in the Arboricultural Report dated 6th July 2017. Members were in agreement that the tree appeared to be in good health and was flourishing, and that its loss would have a significant impact on public amenity.

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

That the Town Council submits an additional representation to the Planning Inspectorate regarding its concerns about the proposed felling of the horse chestnut tree, also recommending that a second opinion be sought regarding the condition of the tree.

6/2017/0378

Appeal Reference Number APP/B1225/W/18/3193644

10 Institute Road, Swanage, BH19 1BX

Change of use from use class A1 (retail) store room to use class C3 (dwelling).

Mrs Woolston

An appeal had been made to the Secretary of State against the decision of Purbeck District Council to refuse to grant planning permission. Appeal Start Date 19th July 2018. A copy of the appeal advice letter had been provided to Committee Members for information purposes. If the Town Council wished to make any further representations, modify or withdraw its previous representation, it had to do so by 23rd August 2018.

OBSERVATION: The Committee noted the appeal details, and no further action was required.

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 document, and to determine the Council's preferred method of response, if any:

a) The future of policing - Devon & Cornwall Police and Dorset Police Merger Survey

Consideration was given to a briefing note dated 29th June 2018 regarding the proposed merger between Devon & Cornwall Police and Dorset Police which, if supported, and subject to Home Office and Parliamentary approval, would see the two forces become one force in 2020. The briefing note detailed the key benefits of merging the two forces, and provided a timeline of the process/events.

A discussion ensued during which concerns were raised regarding the geographical isolation of the town, and the possible reduction in police officer coverage in the area that the proposals may bring in the future. Members felt that the document lacked detail, and that the survey was restrictive. Further comments were made that the merger was a cost-cutting exercise, and that the Police and Crime Commissioners should demonstrate fully that they have considered the implications of the proposals before consulting on them.

Corfe Castle Parish Council's response to the survey had already been submitted, a copy of which had been circulated to Councils in the Purbeck area. The response raised a number of concerns, in particular regarding the timing of the consultation, which was in the middle of the main holiday season, and that it was felt that the information supplied was simplistic, with no detailed facts and figures on which to make an informed response. Committee Members fully endorsed the points raised in the response.

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

That a response be sent to the Devon & Cornwall Police and Dorset Police Merger Survey setting out the Town Council's concerns as above, advising that the Council fully supports and reiterates the points raised by Corfe Castle Parish Council.

It was agreed that the survey should be sent to all Town Councillors providing them with the opportunity to raise any comments individually if they so wished.

6) Items of Information and Matters for Forthcoming Agendas

- a) **Reconsultation - Planning application * 6/2018/0322 79 D'urberville Drive, Swanage, BH19 1QN** - further to Minute No. 3 of the Planning and Consultation Committee Meeting held on 2nd July 2018, the Planning Case Officer had advised that the above application details had previously been incomplete, and that the correct description of the proposal should have been advised as follows:
Construct pitch roof over existing porch, and install full width rear dormer.
Install front dormer on the south facing slope.
OBSERVATION: The Committee had no objection to the proposal as amended.
- b) **Reconsultation - Planning application * 6/2017/0713 Land west of Northbrook Road, Swanage** – Erection of 90 dwellings with access via Northbrook Road, associated landscaping, drainage, and provision of a Suitable Alternative Natural Greenspace to the north and south of Washpond Lane – it was reported that revised plans and supporting documents had been submitted by the applicant to the District Council, which would be discussed at the next Planning and Consultation Committee Meeting being held on 10th September 2018. A link to the revised documents would be sent round to all Town Councillors for their information/review ahead of the meeting.
- c) **Licensing - Loud Sound Events Ltd, Lulworth Castle & Grounds, East Lulworth, BH20 5QS – Camp Bestival (26th – 29th July 2018) and Bestival (2nd to 5th August 2018)** – further to Minute No. 6 d) of the Planning and Consultation Committee Meeting held on 4th December 2017, and Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 5th February 2018, it was reported that the two festivals had gone well, with no serious incidents or transport/congestion problems reported. New security measures at the entrance gates, and new road signage, had been introduced this year which had proved successful.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 10th September 2018 at 6.30 p.m.

The meeting closed at 7.55 p.m.
