



## Planning

### 3) Plans for consideration

#### Delegated Applications

- 6/2018/0467      **Retrospective**  
**Plot 244, 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 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.
- 6/2018/0481      **The Annexe, Woodlands Residential Home, 8 Cecil Road, Swanage, BH19 1JJ**  
Erect a porch conservatory.  
Mr Rawes  
**OBSERVATION:** No objection.
- 6/2018/0482      **Badgers Run, 7 Ballard Estate, Swanage, BH19 1QZ**  
Demolition of existing single storey dwelling, and erection of new single storey dwelling and summerhouse.  
Mr & Mrs Steele  
**OBSERVATION:** No objection, subject to adherence to the District Engineer’s Report.
- 6/2018/0485      **82 Priests Road, Swanage, BH19 2RP**  
Erect two storey rear extension, with Juliet balconies on the first floor, ground floor terrace, and replacement hipped roof garage.  
Mr Gaskell  
**OBSERVATION:** No objection, subject to no overlooking/mitigation of neighbours’ concerns regarding overlooking and loss of privacy.
- 6/2018/0487      **Hillcrest, 8 Durlston Road, Swanage, BH19 2DL**  
Sever land and erect four 3 bedroom town houses with parking, and two car ports.  
ARC Architects  
**OBSERVATION:** The Committee has no objection in principle to development of the site for new homes. However, concerns are expressed in relation to the following aspects of the proposal:
- Concerns regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone boundary walls in Durlston Road and Purbeck Terrace Road which are of traditional construction. The Committee would wish to see the walls retained as part of any approved scheme.
  - Building design, visual appearance, and finishing materials, which are considered to be out of keeping with the street scene, and could

have a potential detrimental impact on visual amenity and the character of the area – Members expressed disappointment regarding the uninspiring ‘mock tudor’ design of the new dwellings. The property is an ‘area of distinctive local character’, designated under policy STCD of the Swanage Local Plan (see page 54). The policy states: ‘This area is characterised by predominantly detached houses set within generous plots defined by established boundary planting and walls. New development should not adversely affect the existing character of this area’.

- Members also wish it to be noted that the supporting paperwork incorrectly states that the property is situated at 7 Durlston Road, when it is in fact 8 Durlston Road.

\* 6/2018/0490

**18 Anglebury Avenue, Swanage, BH19 1QP**

Demolish existing extension and erect a new single storey side extension. Convert loft to form additional bedroom, including insertion of roof lights, and enlarge gable window. Create two ground floor bay windows on front elevation.

Mr & Mrs Rowe

**OBSERVATION:** No objection.

6/2018/0494

**LISTED**

**Listed Building Consent**

**Former St Marys School, Manor Road, Swanage, BH19 2BH**

Demolition of raised water tank, and restoration of the summerhouse.

Bracken Developments Ltd, The Union of the Sisters of Mercy Trustees & The Purbeck House Hotel Swanage Ltd

**OBSERVATION:** No objection. However, concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the Purbeck Stone walls and their setting within the Swanage Conservation Area, the Committee would wish to see any historic/inscribed stones retained and reused in any approved scheme, where possible.

6/2018/0495

**1 St Vasts Road, Swanage, BH19 2BN**

Variation of Condition 2 of planning permission 6/2017/0655 (Demolition of existing dwelling and erection of eight unit residential building, with associated access and parking) to amend the design of the lower ground floor plan, removal of two chimney stacks, and alter additional ground level brickwork on north west elevation.

Nylo Homes Ltd

**OBSERVATION:** Recommend refusal to the removal of the two chimney stacks (which is not in accordance with the Design and Conservation Officer’s recommendations in his report dated 11<sup>th</sup> December 2017 and email dated 3<sup>rd</sup> January 2018), and to the loss of a parking space. The Committee feels that there is a lack of information available regarding the alterations to the ground level brickwork on the north west elevation for it to comment on this aspect of the variation.

6/2018/0502

**5 Bishops Row, Court Road, Swanage, BH19 1JE**

Single storey side extension.

Mr & Mrs Creed

**OBSERVATION:** No objection.

6/2018/0519 **York Cottage, Russell Avenue, Swanage, BH19 2ED**  
Demolish existing garage and erect a new garage.  
Mr Petrie  
**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.

**Consultation**

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

**a) Ministry of Housing, Communities & Local Government – Consultation on the ‘A new deal for social housing’ Green Paper**

Further to Minute No. 5 d) of the Planning and Consultation Committee Meeting held on 10<sup>th</sup> September 2018, it was reported that the District Council (PDC) would not be submitting a response to the ‘A new deal for social housing’ green paper.

A discussion ensued during which the Chair confirmed that she would be willing to review the consultation questions in greater detail and draft a response to the questions using the Committee's observations and comments made, which would be circulated to Members for review prior to submission to the Ministry of Housing. Members commented that the proposals did not adequately address the issues raised, in particular concerns regarding the effect on the housing market of second homes, and reference was made to a policy in the St Ives Neighbourhood Plan which prohibited new dwellings being used as holiday homes.

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

That the Chair drafts a response to the consultation on the ‘A new deal for social housing’ green paper, and sends a copy of the completed questionnaire to all Committee Members prior to its submission to give Members the opportunity to make any amendments if necessary.

At 7.45 p.m. the Chair invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow a member of the public to address the Committee, and ask questions regarding/ relevant to Agenda Item 5 b).

**b) Government Shale Gas Exploration and Production Planning Public Consultations**

**i) Permitted development for shale gas exploration**

It was reported that the government had expressed the intention to make exploratory shale gas well pads a permitted development right, removing the requirement for planning permission, and to bring shale gas production into the National Strategic Infrastructure Project regime.

A discussion ensued during which Committee Members were in agreement that companies should not be given permitted development rights for shale gas

exploration, that local knowledge would be key in the decision making process for such applications, and that companies should apply to the local authority concerned for approval.

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

That a response be submitted conveying the Committee's views as summarised above.

**ii) Inclusion of shale gas production projects in the Nationally Significant Infrastructure Project (NSIP) regime**

Committee Members had reviewed the document, and a brief discussion ensued regarding its content, which was considered to be of a technical nature. Members commented that they did not have sufficient specialist knowledge of this subject, and therefore wished it to be noted that the consultation document had been reviewed and appropriately discussed, and had no further comments to make.

At 8.05 p.m. the Chair invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow a member of the public to address the Committee regarding a recent planning appeal.

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

**a) Swanage-Bournemouth Motor Road & Ferry Company Toll Review Application – Public Inquiry 25<sup>th</sup> and 26<sup>th</sup> September 2018** – further to Minute No. 6 c) of the Planning and Consultation Committee Meeting held on 10<sup>th</sup> September 2018, Councillor Whitwam reported that he had attended the Public Inquiry, along with the Town Clerk, and gave a brief update on proceedings. The Inspector's report/decision was now awaited.

**7) Date of next Meeting**

The date of the next meeting had been scheduled for Monday 5<sup>th</sup> November 2018 at 6.30 p.m.

The meeting closed at 8.15 p.m.

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