

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 2nd MARCH 2020** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor J Page

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration and Communications Manager

Mrs E Evans

Management Support Officer

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

Public Participation Time

The following matter was raised:-

- **Planning application No. 6/2020/0063 The Old Bakery, Hardy Close, Swanage, BH19 2PN** – concerns raised regarding the height of the proposed flat roof and balcony, the close proximity of the property to adjacent properties, and potential overlooking, loss of privacy and loss of sunlight.

1) **Apologies**

An apology for her inability to attend the Meeting was received from Councillor Finch.

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.

Planning application No. 6/2019/0716 The Co-operative Store, Kings Road West, Swanage, BH19 1HP – Councillors Bonfield, Harris, Page, Rogers and Whitwam declared an interest by reason of being Co-op Membership Cardholders.

There were no further 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 Chair and AGREED:-

That Item 13 on the Planning List be brought forward to Item 1.

6/2020/0086

5 Ballard Estate, Swanage, BH19 1QZ

Erect single storey extensions. Roof conversion including insertion of roof lights and first floor windows.

Mr & Mrs Moorhouse

At 6.40 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OBSERVATION: The Committee strongly recommends refusal and reiterates its previously submitted concerns regarding withdrawn application No. 6/2019/0450, which remain relevant to the revised plans which have been submitted under application No. 6/2020/0086. It is felt that the minor revisions fail to address the Committee's original concerns regarding this proposal, which are as follows:

- **Lack of detail provided/available** - artist's impression only of the proposed development provided, no measurements or comparative heights have been included.
- **Overdevelopment/increase in footprint** - the proposed development would appear to almost double the footprint of the existing property, and concerns held regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.
- **Detrimental to the street scene and contrary to local planning policies - Policy D: Design, Purbeck Local Plan/Swanage Local Plan Policy STCD – '193.** The Ballard Down area is characterised by historic bungalow development. The Townscape Character Assessment indicates that any two-storey development would undermine the established character of this area, and policy STCD (Swanage Townscape Character and Development) states that this area should continue to support single storey development only' – it is felt that the design of the proposed development is completely out of character with the Ballard Estate, and is clearly a two-storey property.
- The Committee also wishes it to be noted that it is in support of the letter of objection from the Ballard Estate Company Limited.

- 6/2019/0715 **The Pier Head, 1 High Street, Swanage, BH19 2AQ**
Variation of condition 2 of planning permission 6/2018/0624 – make changes to the approved dwellings and commercial units to enlarge glazing and extend terrace area at ground floor in the eastern block for improved day light and natural ventilation.
Storer (Coventry) Ltd
OBSERVATION: No objection.
- 6/2020/0078 **The Pier Head, 1 High Street, Swanage, BH19 2AQ**
Variation of condition 2 of planning permission 6/2015/0328 - make changes to the approved dwellings and commercial units to incorporate additional glazing in western block for improved daylight and natural ventilation.
Storer (Coventry) Ltd
OBSERVATION: No objection.
- # 6/2019/0716 **The Co-Operative Store, Kings Road West, Swanage, BH19 1HP**
Demolish existing outbuildings and ramp. Erect a single storey rear extension, construct a new ramp, and provide two new staff parking spaces.
Co-Operative Group Food Ltd
OBSERVATION: No objection.

- * 6/2020/0017 **Retrospective**
61 Rabling Road, Swanage, BH19 1ED
Erection of decking (retrospective) with privacy screens.
Mrs Hunter
OBSERVATION: No objection.
- * 6/2020/0024 **76 Durberville Drive, Swanage, BH19 1QW**
Erect a single storey side extension to form new double garage and utility room.
Mr Caswall
OBSERVATION: No objection.
- * 6/2020/0031 **7 Vivian Park, Swanage, BH19 1PJ**
Form new rear balcony and erect single storey side extension.
Mr Ovenden
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation is still open until 30th March 2020).
- 6/2020/0043 **Corvesgate, 51 Ulwell Road, Swanage, BH19 1LG**
Construction of additional car parking spaces.
Aster Group
OBSERVATION: No objection. However, concerns are raised regarding the loss of trees, and the Committee recommends that at least two trees are replanted to replace the trees being felled as part of this proposal.
- 6/2020/0044 **Flat 7, Quay House, 10 High Street, Swanage, BH19 2NT**
Install two replacement windows in front elevation on fourth floor.
Mr & Mrs Plank
OBSERVATION: No objection.
- 6/2020/0046 **Flat 8, Quay House, 10 High Street, Swanage, BH19 2NT**
Install two replacement windows in front elevation on fourth floor.
Sir Alan Collins
OBSERVATION: No objection.
- 6/2020/0063 **The Old Bakery, Hardy Close, Swanage, BH19 2PN**
Refurbish existing store at lower ground level, replace lean-to roof with a flat roof enclosed by glass and chrome balustrade to form a balcony with access off existing first floor covered lobby.
Mr Spriggs
OBSERVATION: Recommend refusal. The Committee wishes to express its concerns regarding the proposals, and at the continued loss of character in the Swanage Conservation Area through redevelopment.
Further concerns are raised as follows:-
Design/visual appearance - the proposal is considered to be out of keeping with the character of the area, Swanage Townscape Character Appraisal (STCA) Part 04.3 Station Road area, and its setting within the Swanage Conservation Area – flat roof with glass and chrome balustrade.
Loss of natural light, overlooking and loss of neighbour amenity – concerns regarding the height of the proposed balcony. There is an extremely narrow alleyway between the property and an adjacent property/retail business (situated in the High Street), the proposed balcony would overshadow/look directly down into the rear windows of the property.

- 6/2020/0076 **The Rookery, Seymer Road, Swanage, BH19 2AQ**
 New entrance, steps, handrails and door to conservatory.
 Storer (Coventry) Ltd
OBSERVATION: No objection.
- 6/2020/0077 **Listed Building Consent**
LISTED **The Rookery, Seymer Road, Swanage, BH19 2AQ**
 New entrance, steps, handrails and door to conservatory.
 Storer (Coventry) Ltd
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

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

- a) **Marine Management Organisation - Public Consultation on the draft South West Marine Plan**

Further to Minute No. 5 c) of the Planning and Consultation Committee held on 9th January 2017 it was reported that the Marine Management Organisation was consulting on the Draft South West Inshore and Offshore Marine Plan. Comments were being invited on each part of the Draft Marine Plan, Draft Technical Annex, and Draft Sustainability Appraisal. It was noted that the consultation was the final stage in the planning process before the Plan would be completed and submitted to the Secretary of State for Environment, Food and Rural Affairs for approval to adopt and publish it.

During the ensuing discussion Members commented that this was a comprehensive document and were in support of protecting the marine environment, however, it was felt that parts of the document were of a technical nature and therefore felt that further information/advice would be required prior to any response being made.

A discussion was held regarding the potential impact the Plan could have on tourism and recreation, local fishing activities, and water quality. Members commented that it may be prudent to liaise with local stakeholders, including the Fishermen's Association, Angling Club, Swanage Coastal Change Forum, and Litter Free Coast and Sea, to ensure that any interested parties had been made aware of the consultation.

The Committee wished it to be noted that the consultation documents had been appropriately reviewed and discussed, and it was AGREED:-

That the Chair, in conjunction with officers, would review the consultation documentation in greater detail and construct a response to the consultation.

- b) **Dorset Council – Public Consultation on a Dog related Public Space Protection Order (PSPO)**

Further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 9th September 2019, it was reported that Dorset Council was now in the process of undertaking a twelve-week public consultation concerning dog control in

the Dorset Council area. As discussed at the above meeting, there were a number of existing dog-related PSPOs across the Dorset Council area, some of which would soon expire, and the Council was therefore taking the opportunity to consolidate these into one new PSPO to provide clarity and consistency across the area for dog owners and non-dog owners alike about dog controls on public open spaces.

It was noted that an online survey had commenced on 24th January 2020 and would run until 19th April 2020.

During the ensuing debate attention was drawn to the proposal to harmonise the start and end dates when restrictions (including ‘on lead’ requirements and prohibition of dogs from defined areas) were applied to named beaches along the Dorset coastline, which included Main Beach in Swanage. Committee Members were not in favour of changing the start and end dates of restrictions for Main Beach, which were currently imposed from 1st May to 30th September each year, and wished to make this clear in the Committee’s response to Dorset Council.

Committee Members completed the consultation survey during the discussion, and the answers were submitted online accordingly.

Licensing

6) To note receipt of the following premises licence applications, and to determine the Council’s response, if any:

a) Swanage Cricket Club, Ulwell Road, Swanage, BH19 1LG - application for a premises licence under Section 17 of the Licensing Act 2003

It was reported that the Swanage Cricket Club had submitted an application for a premises licence which would enable the Club to sell alcoholic beverages to Club Members and invited guests, and also when the Club’s facilities were hired out for private functions, such as wedding receptions, birthdays and funeral wakes.

OBSERVATION: No objection under the four licensing objectives.

b) Pier Head Restaurant, Lower High Street, Swanage, BH19 2FH – application for a premises licence under section 17 of the Licensing Act 2003

It was reported that an application for a premises licence had been submitted by the owners of the new restaurant premises which were being built as part of the Pier Head development in lower High Street. This would enable the restaurant to serve alcoholic drinks to customers with meals when it opened.

OBSERVATION: No objection under the four licensing objectives.

7) Items of Information and Matters for Forthcoming Agendas

a) Jurassic Coast Partnership Plan 2020-2025 – update – further to Minute No. 5 b) of the Planning and Consultation Committee Meeting held on 9th September 2019, an update on the progress of the Jurassic Coast Partnership Plan had been received from the Jurassic Coast Trust, along with a copy of the outcomes report for the public consultation which detailed the intended changes to the Plan which had been based on the feedback received. The second draft of the Plan was now underway, and it was anticipated that the final version of the Plan would be published in late spring 2020.

b) Appeal Information

6/2019/0574 **Appeal Reference Number:** APP/D1265/W/20/3246200

Appellant: Mrs Sehriban Koc

Location: 52-54 Station Road, Swanage, BH19 1AF

Description: Formation of 3rd floor flat to include roof alterations and increase in height. Formation of balconies for 1st and 2nd floor flats and formation of roof terrace for 3rd floor flat. Associated changes to windows and doors. Installation of lift and extension of rear stairwell to 3rd floor.

Appeal Start Date: 25th February 2020

An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. 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. All representations made to Dorset Council on the application had been forwarded to the Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal. If the Town Council wished to make any further representations, modify or withdraw its previous representation, it had to do so by 31st March 2020.

OBSERVATION: The Committee did not wish to modify or withdraw its previous representation dated 2nd December 2019, therefore no further action was required.

8) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 6th April 2020 at 6.30 p.m.

The meeting closed at 8.05 p.m.
