

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 3rd DECEMBER 2018** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor G Green

Swanage Town Council

Councillor A Lejeune

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Acting Administration & Communications Manager

There was one member of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

There were no apologies to report for inability to attend the Meeting.

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

6/2018/0556 **251 High Street, Swanage, BH19 2NG**

Demolition of existing dwelling, and construction of three flats.

Alvid New Homes

OBSERVATION: Recommend refusal, on the grounds that the proposal is considered to be out of keeping with the character of the area, as defined in the Swanage Townscape Character Appraisal (STCA) Part 04.2, and its setting within the Swanage Conservation Area, in close proximity to Listed Buildings. Further concerns are raised as follows:

- Building design, visual appearance, and finishing materials, which are considered to be out of keeping with the street scene, of unique 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’.

- 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.
- 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 of a busy one-way street, which is a main route leading from/out of the town, and 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.

- 6/2018/0594 **71 Ulwell Road Swanage BH19 1QU**
Proposed new roof design, with addition of new gables and rooflights, to provide additional rooms to first floor.
Mr Deas
OBSERVATION: No objection, subject to mitigation of neighbour’s concerns regarding overlooking and loss of privacy.
- 6/2018/0614 **63 Queens Road, Swanage, BH19 2EW**
Various alterations and extensions, including a two storey rear extension with Juliet balcony, two rooflights, and a rear dormer window.
Ms Crundall & Mr Stirling
OBSERVATION: No objection.
- 6/2018/0622 **120A Kings Road West, Swanage, BH19 1HS**
First floor rear extension. Internal alterations to garage to form ancillary living accommodation and home office
Mr Kirkpatrick
OBSERVATION: No objection.

Appeal Information

- * 6/2018/0166 **Appeal Reference Number:** APP/B1225/W/18/3205933
Appellant: Mrs Koc
Location: 52-54 Station Road, Swanage, BH19 1AF

Description: Formation of third floor flat to include roof alterations and increase in height. Formation of balconies for first and second floor flats, and formation of roof terrace for third floor flat. Associated changes to windows and doors. Installation of lift, and extension of rear stairwell to third floor.

Appeal Start Date: 15th November 2018.

An appeal had been made to the Secretary of State against the decision of Purbeck District 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. If the Town Council wished to make any further representations, modify or withdraw its previous representation, it had to do so by 20th December 2018.

OBSERVATION: The Committee did not wish to modify or withdraw its previous representation dated 14th May 2018, therefore no further action was 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 *.

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

There were no matters raised on this occasion.

Licensing

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

a) Haymans Bakery, 8 Institute Road, Swanage, BH19 1BX - application for a premises licence to be granted under section 17 of the Licensing Act 2003

It was reported that this was a longstanding/existing bakery and restaurant business situated in the town centre which now wished to be able to serve alcoholic drinks to customers to enhance the business.

OBSERVATION: No objection.

6) Items of Information and Matters for Forthcoming Agendas

a) Purbeck District Council, Community Infrastructure Levy Receipts – 1st April 2018 to 30th September 2018 (financial year 2018/19) – details of the CIL receipts for developments being undertaken in Swanage, for the period 1st April to 30th September 2018, was provided for information purposes. It was noted that the sum of £24,882.68 would be transferred from the District Council to the Town Council in due course.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 7th January 2019 at 6.30 p.m.

A discussion was held regarding the meeting scheduled for Monday 13th May 2019. Comments were made that as this meeting was being held before the Annual Council Meeting on 20th May 2019, new Town Councillors would not have completed the necessary planning training. It was therefore recommended that the May 2019 Committee Meeting be cancelled. This matter would therefore be discussed at a future Council Meeting.

The meeting closed at 7.00 p.m.