

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 5<sup>th</sup> AUGUST 2019** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

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 & Communications Manager

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

### **Public Participation Time**

There were no matters raised.

#### **1) Apologies**

An apology for his inability to attend the Meeting was received from Councillor Bonfield.

#### **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 Chair and AGREED:-  
That Items 8 and 9 on the Planning List be brought forward to Items 1 and 2 respectively.

#### **Appeal Information**

During consideration of the following appeal applications, the Chair invoked Standing Order No.1 p. to briefly suspend the meeting on two occasions so as to allow members of the public to address the Committee, and respond to questions regarding/relevant to the applications.

\* 6/2018/0546

**Appeal Reference Number:** APP/B1225/W/19/3229288

**Appellant:** Mr I Robertson & Ms N Hunter

**Location:** 61 Rabling Road, Swanage, BH19 1ED

**Description:** Sever land and erect dwelling.

**Appeal Start Date:** 2 July 2019

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. All representations made to the District 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 6<sup>th</sup> August 2019.

\* 6/2019/0019

**Appeal Reference Number:** APP/B1225/W/19/3229294

**Appellant:** Mr I Robertson & Ms N Hunter

**Location:** 61 Rabling Road, Swanage, BH19 1ED

**Description:** Sever land and erect single storey dwelling with parking.

**Appeal Start Date:** 2 July 2019

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. All representations made to the District 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 6<sup>th</sup> August 2019.

**OBSERVATION:** Further to Swanage Town Council's previous representations dated 8<sup>th</sup> November 2018 (6/2018/0546) and 4<sup>th</sup> February 2019 (6/2019/0019) respectively, Committee Members have reviewed and considered Purbeck District Council's Officer Reports and Decision Notices relating to both planning applications. The Committee would wish it to be noted that Swanage Town Council fully supports the District Council's reasons for refusal of the applications, and recommends that the appeals be dismissed.

Further concerns are raised that both proposals are considered to be out of keeping with the character of the area, as defined in the Swanage Local Plan: Policy STCD: Swanage Townscape Character and Development, and the Swanage Townscape Character Appraisal (STCA) Part 04.12 Mixed Pre- and Post-war Housing – Threats 'Intensification of development through infilling or redevelopment of existing plots at greater densities could harm the suburban character.'

It was proposed by Councillor Whitwam, seconded by Councillor Rogers, and RESOLVED UNANIMOUSLY:-

That the Town Council submits the above additional representations relating to appeal application numbers 6/2018/0546 and 6/2019/0019 to the Planning Inspectorate accordingly.

6/2019/0334

**7A Institute Road Swanage BH19 1BT**

Erect second floor dormer window to front, and create balcony to rear.

Ms Cole

**OBSERVATION:** No objection.

6/2019/0366

**27 Station Road, Swanage, BH19 1AD**

Change use of first and second floors to create a self-contained flat.

Mr Biss

**OBSERVATION:** No objection.

- 6/2019/0369     **29 Station Road, Swanage, BH19 1AD**  
Replacement of existing fascia, replacement of existing ATM and surround.  
Mr Morris  
**OBSERVATION:** No objection.
- 6/2019/0370     **29 Station Road, Swanage, BH19 1AD**  
Replacement of existing fascia, projecting and ATM signage.  
Mr Morris  
**OBSERVATION:** No objection.
- 6/2019/0375     **23 Church Hill, Swanage, BH19 1HU**  
Erect a rear single storey extension. Add dormer window on the west elevation and add pitched roof to existing garage.  
Mr & Mrs Snow  
**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 (neighbour consultation is still open until 17<sup>th</sup> August 2019), and subject crucially to no future conversion to residential use, no severance to create a separate plot for future habitation and no separate address. This application must not be regarded as setting a precedent for future planning applications for the conversion of garages to living accommodation in the vicinity.
- \* 6/2019/0402     **72 D'Urberville Drive, Swanage, BH19 1QW**  
Construct side extension and terrace off rear elevation.  
Mr & Mrs Taylor  
**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 (neighbour consultation is still open until 23<sup>rd</sup> August 2019).
- 6/2019/0421     **13 Newton Manor Close, Swanage, BH19 1JS**  
Erect a two storey side extension to form residential annexe.  
Mr & Mrs Boyce  
**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 (neighbour consultation is still open until 25<sup>th</sup> August 2019).

**Items for information only**

At 7.35 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 respond to questions regarding/relevant to the following application.

- \* 6/2019/0385     **Certificate of Lawfulness**  
**Cliff Cottage, Shore Road, Swanage, BH19 1LD**  
Erection of a building (workshop, studio and store) for use incidental to the enjoyment of the main dwellinghouse.  
Mr & Mrs Sutcliffe  
**OBSERVATION:** Although Committee Members are aware that this is not a planning application but a request for a legal determination of the Dorset Council as to whether or not planning permission is required, the

Committee does not consider that the proposed development complies with the General Permitted Development Order. The Committee wishes its concerns to be noted regarding the sizeable footprint of the proposed building, some 80m<sup>2</sup>, and yet is described as a 'workshop, studio and store for use incidental to the enjoyment of the main dwellinghouse' with no detailed information/evidence provided regarding said incidental use. The proposed building is similar in size to the main dwellinghouse, Cliff Cottage, and also a previously proposed new residential dwelling for the same site, as set out in refused planning application 6/2017/0240, which was also dismissed at appeal. The Committee therefore recommends refusal of this new application.

The Committee draws attention to:-

**1) The Planning Inspector's Report dated 28<sup>th</sup> September 2018:**

**Point 6.** 'The relationship of the built form would result in a discordant appearance such that the proposed building would not successfully integrate with Cliff Cottage on this sloping site, thereby harming the character and appearance of the area.

**Point 7.** 'the development would not accord with the Framework requirement that development be sympathetic to local character and add to the overall quality of the area. Correspondingly, it would not meet the approach set out in the Purbeck District Design Guide Supplementary Planning Document.'

**Point 9.** 'I conclude that the development would harm the character and appearance of the area contrary to Policy D of the Purbeck Local Plan Part 1 (adopted November 2012) (the Local Plan) in this respect and the Framework which seeks, among other things, to ensure that development integrates with their surroundings.'

**Point 17.** Conclusion.

**2) Design and Conservation Officer's Report dated 22<sup>nd</sup> June 2017:**

**Have pre-application discussions taken place?** 'Yes - It was also considered that development of the site would erode the sense of space and landscape quality on the seafront. I recommended that development of the site was inappropriate.'

Although not a material planning consideration, Members also raise concerns regarding the possibility that a planning application for a change of use would be forthcoming if such a building was approved for the site. The Committee would wish to be reassured that any such approval would be subject crucially to no future conversion to residential use, no severance to create a separate plot for future habitation, and no separate address.

The Committee further feels that its original concerns raised regarding the previous planning application for this site (6/2017/0240) remain relevant to the application for a Certificate of Lawfulness, and a copy of the Committee's comments dated 5<sup>th</sup> June 2017 will be forwarded to Dorset Council accordingly.

The Committee's concerns will also be brought to the attention of Councillor Trite as a Member of Dorset Council's Eastern Area Planning Committee.

6/2019/0388

**Non-Material Amendment**

**Badgers Run, 7 Ballard Estate, Swanage, BH19 1QZ**

Non-material amendment to 6/2018/0482 (Demolition of existing single storey dwelling and erection of new single storey dwelling and summerhouse) to:

1. Remove chimney.
2. Replace glazed roofing with zinc roofing.
3. Remove window in the pantry.
4. 4no. roof lights added on the north east elevation.

Mr & Mrs Steele

**OBSERVATION:** For information only, no further action required.

PDD/2019/0001 **Prior Notification**

Newsquest Hampshire, 21B Commercial Road, Swanage, BH19 1DF  
Change of use of newspaper office (A2) to residential unit (C3) and part office (A2) pursuant to Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class M.

Mr Kakiya

**OBSERVATION:** For information only, no further action 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.

**Consultation**

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

**a) Dorset Council – Public Consultation - Polling arrangements review**

It was reported that Dorset Council was required by law to review all polling districts, polling places and polling stations in the Dorset Council area by 31<sup>st</sup> January 2020. The aim of the review was to ensure that voting arrangements for future elections suited the needs of electors in each area, so that electors had access to reasonable facilities for voting.

During the ensuing discussion Committee Members felt that the existing polling arrangements for the town adequately covered each ward (at All Saints Church Hall, St Edward's RC Church Hall, Swanage Methodist Church Hall, and Herston Village Hall), and that they were appropriate for electors' needs. Members therefore wished it to be noted that the consultation documents had been appropriately reviewed and discussed, and that they had no further comments to make.

A link to the consultation would be sent to all Town Councillors providing them with the opportunity to raise any comments if they so wished. Details of the consultation would also be posted on the Town Council's website and Facebook page.

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

- a) Purbeck Coast FM Radio Station (101.2 FM)** – a reminder was given that the launch of the new local community radio station would be held on Monday 12<sup>th</sup> August 2019. For further information please visit: <http://purbeckcoast.com/>

8) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 9<sup>th</sup> September 2019 at 6.30 p.m.

The meeting closed at 8.10 p.m.

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