

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 7th JANUARY 2019** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

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

Administration and Communications Manager

There were three 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 Lejeune.

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. 6/2018/0677 Greystone Garage, 108-112 Victoria Avenue, Swanage, BH19 1AS – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of Purbeck District Council's Planning Committee. It was deemed likely that the application would be considered at a future Planning Committee Meeting.

There were no other declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

6/2018/0534

10 Purbeck Terrace Road Swanage BH19 2DE

Erect two storey rear extension with Juliet balcony, extend roof to create gable end, and relocate chimney. Erection of 2no. dormers to front and rear roof slopes, and new circular window feature to front elevation.

Erect new front porch.

Mr Harvey

OBSERVATION: No objection.

- 6/2018/0561 **Whitecliff Manor Farm, Whitecliff Road, Swanage, BH19 1RL**
Construction of a pond.
Mr Sinclair-Taylor
OBSERVATION: No objection. The Committee would also wish it to be noted that it is in support of the Design and Conservation Officer's Report.
- 6/2018/0624 **The Pier Head, 1 High Street, Swanage, BH19 2AQ**
Make changes to the dwellings and commercial units approved under planning permission 6/2018/0201 to increase the size of two ground floor, two first floor, and two second floor bedroom windows in front elevation (East). Add two new ground floor windows, and delete three second floor lobby windows, in North West (Eastern block) elevation, and add glazing bars and a glazed door to commercial units on lower ground floor in the East elevation.
Storer (Coventry) Ltd
OBSERVATION: No objection.
- 6/2018/0626 **South Barn, Southcliff Road, Swanage, BH19 2JG**
Change of use of first and second floors of existing outbuilding to self-contained holiday accommodation with canopy.
Ms Wylie
OBSERVATION: No objection.
- 6/2018/0632 **133 Victoria Avenue, Swanage, BH19 1BB**
Alterations to existing roof and enlarge existing gable end. Construct three dormer windows to create extended first floor accommodation.
Mr Brewin
OBSERVATION: No objection.
- * 6/2018/0642 **20A Victoria Avenue, Swanage, BH19 1AP**
Creation of vehicular access and parking space, including dropped kerb and removal of part of existing front boundary wall.
Mr Williams
OBSERVATION: Recommend refusal on the grounds of highway safety and traffic generation– PLP Part 1, Spatial Objective 9: Policy IAT Improving Accessibility & Transport – the development should provide safe access to the highway, and/or should provide towards new/improved access to the highway and improvement of the local highway. Major concerns are held as follows:
 - The proposed new vehicular entrance would:
 - Lead onto/off of Victoria Avenue, which is a very busy main route into/out of the town, and is opposite the entrance/exit to the town's main car/coach park - traffic increases considerably in the summer months, and congestion is regularly seen in this area.
 - Be too close to the busy junction of Victoria Avenue and Northbrook Road - poor visibility when exiting the proposed new vehicular entrance, and safety concerns are held regarding the potential issues which could be faced by pedestrians and motorists.

The Committee feels that, in the interests of safety, vehicular access to the property should be made via the service road to the rear of the property.

- 6/2018/0648 **White Gates, 11 Bon Accord Road, Swanage, BH19 2DN**
 Replacement single storey extension and balcony on rear. Replacement two storey extension and garage to side. New entrance porch to front, and extended WC. New dormer windows on rear roof slope.
 Mr & Mrs Alcock
OBSERVATION: No objection.
- 6/2018/0665 **1 The Downs, Seymer Road, Swanage, BH19 2AL**
 Construct balcony above garage, enlarge existing dormer window, insert new window on ground floor front elevation.
 Mr & Mrs Gwilliam
OBSERVATION: No objection.
- 6/2018/0677 **Greystone Garage, 108-112, Victoria Avenue, Swanage BH19 1AS**
 Change of use of existing outbuilding from storage ancillary to car repair business, to a mixed use for flower arranging business (B1 Use Class), and office and kitchen for existing car repair business. Extensions and alterations to existing building, including raising roof to form storage area for car repair business at first floor.
 Mr & Mrs Finch
OBSERVATION: No objection. The Committee would wish it to be noted that it is in support of the proposal to redevelop an existing, under-utilised, commercial building to facilitate the expansion plans of a local business, including its proposal to provide educational services to the community, which could also lead to further employment opportunities in the future.

Item for information only

- 6/2018/0637 **Certificate of Lawfulness (Proposed)**
Land off Sunnydale Road, Swanage, BH19 2JA
 Certificate of Lawfulness (proposed) – to erect four 2 metre high walls, including to the front of the site.
 Mr Thompson
OBSERVATION: For information, 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 on this occasion.

5) Items of Information and Matters for Forthcoming Agendas

- a) Planning application No. 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 (SANG) to the north and south of Washpond Lane - it was reported that the application had been approved with conditions at the District Council's Planning Committee Meeting held on 19th December 2018. Further to Minute No. 5 c) iv) of the Transport Committee Meeting held on 29th November 2018, a request was made for the concerns raised regarding highway safety in Washpond Lane, near to the junction with Northbrook Road, to be placed on the agenda of the next Transport Committee Meeting for further consideration, as it was felt that these had not been adequately addressed during the planning approval process.

b) Prospect Way, Swanage – concerns were raised regarding the long term parking of vehicles in Prospect Way, and comments made that it would appear that the vehicles were also being used as residential accommodation. It was reported that Prospect Way was currently un-adopted, and that this matter would be taken up with the District Council’s legal adviser accordingly.

6) Date of next Meeting

The date of the next meeting had been scheduled for Monday 4th February 2019 at 6.30 p.m.

The meeting closed at 7.10 p.m.
