

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 8th NOVEMBER 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 S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Acting Administration & Communications Manager

There were twelve 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 Morris.

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 Nos. 6/2018/0493 Former St Marys School, Manor Road, Swanage, BH19 2BH, **6/2018/0571** Purbeck Centre, Northbrook Road, Swanage, BH19 1QE, and **6/2018/0577** Hillcrest, 8 Durlston Road, Swanage, BH19 2DL – 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 possible that the applications would be considered at a future Planning Committee Meeting.

There were no further declarations to record on this occasion.

Planning

3) Plans for consideration

Non Delegated Applications

At 6.35 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.

6/2018/0493

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

Demolish temporary classrooms and outbuildings, convert existing remaining buildings to form ten dwellings, and erect twenty new dwellings with parking and landscaping. Removal of existing raised water tank.

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

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:

- Layout and density of building design – considered to be overdevelopment, and could have a potential detrimental impact on visual amenity and the character of the area, and the site’s setting within the Swanage Conservation Area, in close proximity to listed buildings.
- Potential adverse impact on neighbour amenity, overlooking and loss of privacy.
- Capacity of physical infrastructure – adequacy of drainage/water systems for this site.
- Loss of a sizeable area of green space, and mature trees – potential adverse impact on nature conservation interests/biodiversity opportunities, and local wildlife – as identified in the STCA Part 04.19 – ‘insensitive redevelopment and/or infill resulting in the loss of trees or vegetation’, and ‘redevelopment of plots or infill development at higher densities could adversely impact on the character of the area’.
- 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.
- Traffic generation/vehicular access/highway safety – arising from the proposed new two-way vehicular access into the site through Manor Road, and the additional 52 parking spaces (the existing traffic system being one-way only, in from the High Street, and out onto Manor Road). Concerns are held regarding the potential issues which could also be faced by the emergency services, and during the collection of waste/recycling bins, the roads into/through the proposed development being very narrow.
 - Reference is made to the Transport Statement dated August 2018, Point 6 Trip generation and assessment (Previous land use), and the accuracy of the trip numbers quoted. The Committee wishes it to be noted that the access roads to/from the site/former school car park had previously only been used by school staff members, and not by members of the public.
 - Further concerns are held regarding the potential problems/damage that could be caused arising from the construction period of the proposed works.
- Demolition of the water tank - concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the water tank and its setting within the Swanage Conservation Area. The Committee strongly recommends that options should be explored for the water tank to be restored/retained as part of any approved scheme.

The Committee also wishes it to be noted that it is in support of the Senior Housing Officer’s Report.

Delegated Applications

* 6/2018/0546 **61 Rabling Road, Swanage, BH19 1ED**
Sever land and erect dwelling.
Mr Robertson & Ms Hunter

OBSERVATION: No objection, subject to adherence to the District Engineer's Report. However, the Committee would wish to express its concern at the loss of a sizeable area of the garden/grounds, and potential loss of mature trees, which could have an adverse impact on local wildlife – as defined in the STCA Part 04.7, 'loss of gardens/other vegetation through over-intensive and insensitive redevelopment'.

At 7.30 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.

6/2018/0577

Hillcrest, 8 Durlston Road, Swanage, BH19 2DL

Sever land and erect four 3-bedroom town houses with parking.

ARC Architects

OBSERVATION: The Committee reiterates its previously submitted comments regarding withdrawn application 6/2018/0487, which remain relevant to this new application, which fails to address the Committee's concerns regarding this proposal:

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 in 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'.
- 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.
- The Committee would also like to express its regret at the proposed felling of mature trees on the site, which it feels will have a significant visual impact on the character of the area.

6/2018/0516

84 Victoria Avenue, Swanage, BH19 1AR

To render the whole house with a white finish.

Mr Spetch

OBSERVATION: No objection.

6/2018/0526

7 Cornwall Road, Swanage, BH19 1EU

Demolition of rear extension. Construct new single storey rear extension.

Mrs Fisher

OBSERVATION: No objection.

- # 6/2018/0535 **Retrospective**
Plot 116A, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT
 Erect additional 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 again 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.
- # 6/2018/0540 **Plot 196, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT**
 Erect decking.
 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.
- 6/2018/0555 **Arne Cottage, 3 Durlston Road, Swanage, BH19 2DJ**
 Demolish existing conservatory, and erect a two storey rear extension with timber glazed canopy.
 Mr Fitzgerald
OBSERVATION: No objection.
- 6/2018/0562 **16 Ash Close Swanage BH19 2TF**
 Convert half of double garage to utility room/workshop.
 Mr Harris
OBSERVATION: No objection.
- * 6/2018/0569 **3 Cauldron Crescent Swanage BH19 1QL**
 Loft conversion, including double dormer window on south elevation and single dormer window, and two roof lights on north elevation. Convert integrated garage to habitable room.
 Mr & Mrs York
OBSERVATION: No objection.
- 6/2018/0570 **1A Seaward Road Swanage BH1 1LP**
 Erect a side extension.
 Mr & Mrs Booth
OBSERVATION: No objection.
- * 6/2018/0571 **Purbeck Centre, Northbrook Road, Swanage, BH19 1QE**
 Outline application for demolition of existing house, a residential development of 52 units (50/50 mix market and affordable housing) with access via Northbrook Road, not in compliance with conditions 9 and 10 of planning permission 6/2013/0150.
 Welfare Dwellings Residential Care
OBSERVATION: No objection.

6/2018/0584 **2 Shaston Close, Swanage, BH19 2LG**
Remove shed, and erect a single storey front extension.
Mr and Mrs Grant
OBSERVATION: No objection.

Appeal Information

- * 6/2018/0166 **Appeal Reference Number:** APP/B1225/W/18/3194776
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, second and third floor flats and associated changes to windows and doors. Installation of lift and formation of new rear access.
Appeal Start Date: 24 October 2018.
An appeal had been made to the Secretary of State against the decision of Purbeck District Council to refuse to grant planning permission. Appeal start Date 24th October 2018. 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 28th November 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 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

a) Swanage Youth Hostel, 20 Cluny Crescent, Swanage, BH19 2BS – Application TWA/2018/213 (T1) Magnolia fell; (T8) Cupressus fell – TWA/2018/213

Committee Members had reviewed the details of the proposed tree works to be undertaken at the Swanage Youth Hostel.

During the ensuing discussion concerns were raised regarding the lack of detail provided regarding the extent of disease in the trees to be felled, and a question was raised as to whether remedial works could be undertaken instead to improve tree health. Members considered the trees to be of important local amenity value, and felt that they had a significant visual impact on the character of the area.

Further comments were made regarding the recommendations contained within the Tree Health Assessment Report dated 18th May 2018, and that other trees/tree works on the site were considered to be of higher priority (T1 and T8 being listed as ‘Low – Work that would benefit the trees which was not essential, but should be implemented if funding became available’).

The Committee’s concerns would therefore be brought to the attention of the District Council’s Tree Officer, and advice sought accordingly.

Consultation

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

a) Purbeck Local Plan (2018-2034): Pre-submission publication draft – The Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 19)

It was reported that Purbeck District Council had published the draft Purbeck Local Plan (PLP) (2018-2034), policies maps, sustainability appraisal, and supporting evidence documents, and planned to submit these documents to the Secretary of State in 2019 for examination by an independent Planning Inspector. The statutory six week period for inspecting the documents, and making representations on the draft PLP, ran from 22nd October 2018 until 3rd December 2018.

During the ensuing discussion Members wished it to be noted that the Committee had reviewed and appropriately discussed the consultation documents, was in support of the draft PLP (2018-2034), and had no further comments to make.

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

That the Committee wishes it to be noted that it is in support of the draft Purbeck Local Plan (2018-2034), and has no further comments to make.

b) Purbeck District Council - Community Infrastructure Levy Draft Charging Schedule and Priorities for Spending

It was reported that Purbeck District Council had published its updated Community Infrastructure Levy (CIL) Draft Charging Schedule and Priorities for Spending, which were being revised alongside the draft Purbeck Local Plan (2018-2034), and which would also be subject to examination by an independent Planning Inspector. The Schedule set out the amount that different types of development would be charged across the District, and an indication of how the District Council would spend this money.

A brief discussion ensued during which Members wished it to be noted that the Committee had reviewed and appropriately discussed the consultation documents, was in support of the objectives of the revised CIL Draft Charging Schedule and Priorities for Spending, and had no further comments to make.

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

That the Committee wishes it to be noted that it is in support of the revised Community Infrastructure Levy Draft Charging Schedule and Priorities for Spending, and has no further comments to make.

6) Items of Information and Matters for Forthcoming Agendas

a) Department for Environment, Food & Rural Affairs – ‘Landscapes Review: Call for evidence’ - consultation on National Parks and AONBs

- it was reported that the Government had asked for an independent review of England's National Parks and Areas of Outstanding Natural Beauty, and was seeking views/feedback from any interested party via an online survey. A link to the survey had been sent to all Town Councillors providing them with the opportunity to complete the survey individually, and raise any comments if they so wished. Details of the survey had also been posted on the Town Council's website and Facebook page.

b) Marine Conservation Advice September 2018 – update and invitation to comment on Poole Harbour Special Protection Area (SPA) draft conservation advice package

- it was reported that updates had been received from Natural England regarding marine conservation advice packages, including the Poole Harbour SPA draft conservation advice package which was open for comment until 19th December 2018. A brief discussion

ensued during which Committee Members wished it to be noted that the documentation had been reviewed and appropriately discussed, and had no further comments to make. A link to the updates and invitation to comment had been posted on the Town Council's website and Facebook page.

7) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 3rd December 2018 at 6.30 p.m.

The meeting closed at 8.15 p.m.
