

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 9<sup>th</sup> APRIL 2018** at **6.30 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor G Green

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor W Trite

Swanage Town Council

Miss N Clark

Acting Administration & Communications Manager

There were five members of the public present at the meeting including Councillor Finch.

### **Public Participation Time**

The following matters were raised:

- Planning application No. 6/2018/0156 Triangle Garage, 106 Victoria Avenue, Swanage - concerns regarding proposals for a new jet wash bay and screens, which included:
  - The location of the bay/screens, which was considered to be too close to the pavement and highway, and the potential impact on pedestrians, vehicles, and local residents, resulting from noise, spray and dust from the jet wash.
  - Surface water drainage, and the possible contamination of nearby Swan Brook.
  - Highway/pedestrian safety and traffic generation – poor visibility for motorists exiting from Triangle Garage and the adjacent properties at 104 and 108-112 Victoria Avenue. Comments made that Victoria Avenue was the main route into the town, and became extremely busy during the summer season.
  - Reference made to a previous planning application for a car wash in the same location, No. 6/2000/0258, which had been refused.
- Planning application No. 6/2018/0137 4 Gannetts Park, Swanage – concerns regarding proposals for new rear and side extensions, and vehicular access, which included:
  - Considered to be overbearing/overdevelopment, and would not be in keeping with the surrounding area and established building line in Gannetts Park.
  - Potential overlooking, loss of privacy and light.
  - Loss of part of the garden, and mature trees.
  - Comments made regarding possible inaccuracies in the Design Statement.
- Concerns reiterated regarding road/pedestrian safety in Northbrook Road/Washpond Lane, and a request again made for the Town Council's support for a new footpath to be created in the interests of safety.

#### **1) Election of Chairman**

In the absence of the Committee Chairman, it was agreed that the Town Mayor, Councillor Bonfield, would assume the Chair for the meeting.

#### **2) Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Harris and Lejeune.

### 3) **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.

**Agenda Item No. 4) Barratt Homes’ proposals for a residential development on Land west of Northbrook Road, Swanage – request for measures to mitigate impacts on local community e.g. footpath improvements, play equipment** - 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.

#### **Agenda Item No. 5) Plans for consideration - Non Delegated Applications**

**Planning application No. 6/2018/0137** 4 Gannetts Park, Swanage, BH19 1PF – 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 application would be considered at a future Planning Committee Meeting.

**Planning application No. 6/2018/0160** The Pier, High Street, Swanage, BH19 2LN – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Trustee of Swanage Pier Trust.

**Agenda Item No. 8 a) Appeal Reference Number APP/B1225/W/17/3189495 – Planning application No. 6/2016/0753 Purbeck Centre, Northbrook Road, Swanage, BH19 1QE** – 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. The application had previously been refused by the Planning Committee, and it was deemed likely that any further planning application submitted regarding these proposals would be considered at a future Planning Committee Meeting.

There were no other declarations to record on this occasion.

Further to his declaration of interest under Minute No. 3), Councillor Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

### 4) **Barratt Homes’ proposals for a residential development on Land west of Northbrook Road, Swanage – request for measures to mitigate impacts on local community e.g. footpath improvements, play equipment**

Further to Minute No. 3) of the Planning and Consultation Committee Meeting held on 5<sup>th</sup> February 2018, Minute No. 4 a) ii) of the Transport Committee Meeting held on 7<sup>th</sup> February 2018, and concerns raised during Public Participation Time at both meetings, it was reported that the Town Council had now been approached about the provision of new play equipment as well as the possible footpath improvements in Washpond Lane. Advice had been sought from Purbeck District Council (PDC) who had advised that it would be important to lodge such requests with PDC at as early a stage as possible in the planning process. It was likely that the planning application would be considered by PDC’s Planning Committee in early summer.

At 6.45 p.m. and 6.55 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to speak about, and respond to questions relevant to, Agenda Item 4).

During the ensuing discussion it was explained that in order for the Town Council to formally consent to the proposed footpath the matter would need to be considered at a full Council meeting, and permission would also be required from Dorset County Council as Freeholder. It was noted that the lessee of the field was in support of the footpath, subject to a condition being made that a low fence would be installed between the path and the field to prevent pedestrians from straying into the field, in the interests of safety. Comments were made that the proposed footpath would provide improved access to public transport links and the local convenience store.

Members were in agreement that the design of any new footpath needed to be durable and safe (for pedestrians, wheelchairs and pushchairs), but not over-engineered, and were in support of making a request via PDC for a donation from the developer towards the cost of the proposed footpath, and for new play equipment and its maintenance.

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

That further consideration be given by the Town Council to the request for measures to mitigate impacts on the local community, including footpath improvements and play equipment, in relation to Barratt Homes' proposals for a residential development on land west of Northbrook Road, Swanage, at the next Monthly Council Meeting being held on 30<sup>th</sup> April 2018.

## **Planning**

### **5) Plans for consideration**

#### **Delegated Applications**

- 6/2018/0105    **128-132 High Street, Swanage, BH19 2PA**  
Variation of condition 2 of planning permission 6/2017/0504 (Erect a new dwelling) to alter the finished floor levels.  
Homer & Pardy Developments  
**OBSERVATION:** Recommend refusal. Concerns are raised regarding the proposed increase in height of the building, which is considered to be overbearing and exceeds the height of the existing properties on either side of the plot. Further concerns are raised regarding the potential adverse impact on the streetscene and neighbour amenity.
- # 6/2018/0110    **Retrospective application**  
**Plot 88, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**  
Erect 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.
- # 6/2018/0124    **Plot 27, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**  
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.
- 6/2018/0112    **14 Jubilee Road, Swanage, BH19 2SF**  
Erect a single storey side extension.  
Mr Land

**OBSERVATION:** No objection. However, concerns are raised regarding the proposed design of the extension, which is considered to be aesthetically unattractive (large expanse of roof leading from the gable), and could potentially have a negative impact on the character of the Herston Conservation Area.

- 6/2018/0113     **14 Jubilee Road, Swanage, BH19 2SF**  
Erect a two storey side extension.  
Mr Land  
**OBSERVATION:** No objection.
- 6/2018/0114     **29A Redcliffe Road, Swanage, BH19 1NA**  
Erect single storey front extension and single storey side extension, with four rooflights and sun tube. Install solar panels on south roof slope.  
Mr & Mrs Alda  
**OBSERVATION:** No objection.
- 6/2018/0126     **4 Sentry Road, Swanage, BH19 2AG**  
Conversion of former workshop into a single private dwelling.  
Mr Nicholson  
**OBSERVATION:** No objection, subject to compliance with the Design and Conservation Officer's Report.
- 6/2018/0128     **49 Ulwell Road, Swanage, BH19 1LG**  
Two storey side extension.  
Mr & Mrs New  
**OBSERVATION:** No objection, subject to mitigation of neighbour's concerns regarding overlooking and loss of privacy.

Further to his declaration of interest under Minute No. 3), Councillor Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

- \* 6/2018/0137     **4 Gannetts Park, Swanage, BH19 1PF**  
Demolish existing garage, conservatory, and lean to. Erect rear and side extensions, with first floor roof terrace. Alterations to front elevation. Create new vehicular access from side and rear service lane.  
Mrs Jackson  
**OBSERVATION:** Recommend refusal, concerns are raised as follows:
- Layout and density of building design, and visual appearance – considered to be overdevelopment, almost doubling the size of the footprint of the property, and would have a potential detrimental impact on visual amenity and the character of the area.
  - Potential adverse impact on neighbour amenity, overshadowing/overlooking, loss of privacy, and loss of light.
  - Nature conservation interests/biodiversity opportunities - in relation to the loss of a sizeable area of the garden, and potential loss of mature trees.
  - Traffic generation, vehicular access, and road safety in the service lanes to the side and rear of the property – arising from the proposed new vehicular access (from the side and rear lanes) and additional parking spaces, and also the potential problems/damage that could be caused to the lanes arising from the construction period of the proposed works.

- 6/2018/0139     **19 Institute Road, Swanage, BH19 1BU**  
 Variation of condition 2 of Planning Permission 6/2017/0737 (Alterations to windows and doors to front and rear elevations) to alter windows and doors to front elevations.  
 Miss Wilson  
**OBSERVATION:** No objection. However, the Committee is disappointed to note that the proposals do not include the extension of the transom and addition of a stallriser to the shopfront, which would improve the design and appearance of the building, as previously recommended by the Design and Conservation Officer, the property being situated within the Swanage Conservation Area.
- 6/2018/0151     **11 Townsend Road, Swanage, BH19 2PU**  
 Erect a porch.  
 Mr Pearson  
**OBSERVATION:** No objection.
- 6/2018/0156     **Triangle Garage, 106 Victoria Avenue, Swanage, BH19 1AS**  
 Erection of jet wash bay and screens, with associated drainage/ground works. Erection of new compound, and relocation of existing AC/refrigeration plant.  
 NTS Retail  
**OBSERVATION:** Recommend refusal, concerns are raised as follows:
- 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:
    - Victoria Avenue is a very busy main route into the town, with traffic increasing considerably in the summer months. Congestion is regularly seen in this area, and it is felt that this type of facility will attract further traffic and create potential queues back onto the highway, due to the shape/size of the garage forecourt and position of its fuel pumps. It is felt that the proposed position of the bay is inappropriate.
    - There are also entrances to two busy industrial estates, one of which includes the town’s busy Household Recycling Centre, and a vehicle repairs, servicing and MOT testing station, either side of Triangle Garage.
    - Potential visibility issues for motorists exiting Triangle Garage/the jet wash bay, and also from 104 and 108-112 Victoria Avenue – the proposed position of the new compound and the screens around the jet wash bay, which could also become opaque over time, would obscure motorists’ view of oncoming traffic.
    - Pedestrian safety concerns – in particular safety concerns highlighted regarding the number of schoolchildren walking along the public footpath to/from the Swanage School and St Mark’s Primary School.
  - Capacity of physical infrastructure – inadequacy of detail regarding provision for appropriate drainage/surface water drainage. The bay would be situated within 20 metres of two watercourses (Swan Brook and Godlingston Stream) and is in close proximity to Flood Zones 2 and 3.
  - Noise or disturbance/smells and fumes resulting from use, including proposed hours of operation – concerns raised regarding the potential

impact on pedestrians, vehicles, and neighbour amenity, that the generation of noise, spray, and dust from the jet wash could have, the proposed bay being situated adjacent to a busy public footpath/highway and residential property, the garage being open from 6.00 a.m. to 10.00 p.m. daily.

- Design, visual appearance, and finishing materials – considered to be overbearing and not in keeping with the character of the area.

- \* 6/2018/0159     **24 Bonfields Avenue, Swanage, BH19 1PL**  
Erect a single storey side extension.  
Mr Pilkington  
**OBSERVATION:** No objection.

Further to his declaration of interest under Minute No. 3), Councillor Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

- 6/2018/0160     **The Pier, High Street, Swanage, BH19 2LN**  
Erect a parking meter.  
Swanage Pier Trust  
**OBSERVATION:** No objection.

#### **Items for information only**

- \* 6/2018/0133     **Certificate of Lawfulness (Proposed)**  
**16 Walrond Road, Swanage, BH19 1PB**  
Extension to a dwelling house - Certificate of Lawfulness (Proposed).  
Mr & Mrs Marcus  
**OBSERVATION:** It was reported that the District Council was considering this application against permitted development criteria.

#### **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 \*.

#### **6) Applications for tree works - opportunity to raise any matters of concern**

There were no matters raised.

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

##### **a) Purbeck District Council – informal Public Consultation on the development of a Local Development Order for the Dorset Innovation Park**

It was reported that Purbeck District Council was consulting on the development of a Local Development Order for the Dorset Innovation Park in Winfrith Newburgh. The Order would have the effect of fast-tracking planning consent for future employment and supported uses on the site, subject to a number of conditions and compliance with a design guide.

A short discussion ensued. Committee Members were in support of the proposals, however, comments were made that, in view of future potential new housing developments to be built in the surrounding area, and the increase in population and traffic these new homes would bring, improvements would be required to the road network/links.

The Committee therefore wished it to be noted that the consultation documents had been reviewed and appropriately discussed, and had no further comments to make.

**b) Purbeck District Council, Public Health & Housing Services – Public Consultation on Gambling Act 2005 Draft Statement of Principles**

It was reported that, following a review of all relevant documents, Purbeck District Council was consulting on its Gambling Act 2005 Draft Statement of Principles.

A brief discussion ensued, following which the Committee wished it to be noted that the consultation documents had been reviewed and appropriately discussed, and had no further comments to make.

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

Further to his declaration of interest under Minute No. 3), Councillor Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

**a) Appeal Reference Number APP/B1225/W/17/3189495 - Planning application No. 6/2016/0753 Purbeck Centre, Northbrook Road, Swanage, BH19 1QE**

Demolition of the former Swanage Grammar School and ancillary buildings and erection of 39 new dwellings with associated infrastructure - Welfare Dwellings Residential Care Ltd.

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 3<sup>rd</sup> April 2018. The appeal would be determined on the basis of a hearing. The procedure to be followed was set out in the Town and Country Planning (Hearings Procedure) (England) Rules 2000 (as amended).

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 anyone wished to make comments, or modify/withdraw their previous representation, they could do so by email to [West1@pins.gsi.gov.uk](mailto:West1@pins.gsi.gov.uk) or on the Planning Portal at: [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs), by 8<sup>th</sup> May 2018.

**OBSERVATION:** The Committee noted the appeal details, and no further action was required.

**b) Swanage Library** – the County Councillor reported that concerns had been raised at the Quarterly Meeting of the Swanage Town & Community Partnership held on 21<sup>st</sup> March 2018 regarding the future of Swanage Library. The County Councillor had made enquiries of DCC on behalf of the Partnership, and had been advised that there were currently no plans to close the library. However, a review of Dorset’s library service was proposed in the near future, and a public consultation would be held.

A discussion ensued during which a request was made for this matter to be placed on the agenda of a future meeting once the consultation details were forthcoming.

**9) Date of next Meeting**

The date of the next meeting had been scheduled for Monday 14<sup>th</sup> May 2018 at 6.30 p.m.

The meeting closed at 7.50 p.m.

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