

OBSERVATION: Recommend refusal. Concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone wall, which is of traditional construction, and its setting within the Swanage Conservation Area. Removal of the wall would have an adverse impact on the street scene and fail to conserve the positive contribution it makes to the architectural character and appearance of the property, which is a listed building.

6/2019/0167
LISTED

**Listed Building Consent
219 High Street, Swanage, BH19 2NG**

Widen entrance on Priests Road for vehicular access and form off road parking by taking down and rebuilding wall to the east side.

Ms Marshall

OBSERVATION: Recommend refusal. Concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone wall, which is of traditional construction, and its setting within the Swanage Conservation Area. Removal of the wall would have an adverse impact on the street scene and fail to conserve the positive contribution it makes to the architectural character and appearance of the property, which is a listed building.

6/2019/0201

Newton Manor Hall, 170 High Street, Swanage, BH19 2PF

Dismantle and rebuild garden walls, remove part of patio and demolish east garden walls, reposition cast iron pumping handle, and erect two storey outbuilding.

Mr a'Barrow

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report, and any conditions or recommendations as set out in any other statutory consultees' reports and responses (which were not known as at the date of the meeting, 30th April 2019).

Councillor Trite joined the meeting at 6.40 p.m.

Further to her declaration of interest under Minute No. 2), Councillor Lejeune remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

* 6/2019/0221

**Outline Planning Permission with all matters reserved
Purbeck Centre, Northbrook Road, Swanage, BH19 1QE**

Demolition of the former Grammar School and ancillary buildings, and erection of 39 new dwellings with associated infrastructure.

Welfare Dwellings Residential Care Ltd

At 6.45 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.

OBSERVATION: Recommend refusal. Major concerns are raised by the Committee as this proposal appears to be the same as the previously submitted application 6/2016/0753, which was dismissed at appeal, and does not address the concerns raised in the Planning Inspectorate's Appeal Decision Conclusion dated 13th July 2018 (Appeal Ref:

APP/B1225/W/17/3189495) extract as below:

- **‘Conclusion**

27. I conclude that the proposal would have an unacceptable impact on biodiversity interests. Given my duties under the Habitats Directive, I am obliged to dismiss this appeal. The contribution of the scheme to the supply of housing and provision of 5 affordable dwellings does not outweigh the harm.

28. For the reasons given above, and having regard to all other matters before me, including the S106 agreement which would properly secure the enhanced SANG and its future management, I conclude that the appeal should be dismissed.’

Further concerns are raised as follows:

- **Delegated application** – in view of the scale of the proposed development (39 residential units) Committee Members wish to request, and seek urgent confirmation/assurance from Dorset Council, that the application will be referred to and considered by its Planning Committee, and not delegated to officers for approval.
- That the allocation of **affordable housing** is inadequate (five dwellings). Please see **Swanage Local Plan Policies SS, SA and SHM** (and also the PLP1 Affordable Housing Supplementary Planning Document, and Policies SE, HS, AHT and AH). **SLP Point 23.** The SLP will allocate sites for settlement extensions to provide around 200 dwellings (to be provided on a 50% market/affordable split), in accordance with policy SE (South East Purbeck) of PLP1.
SLP Spatial Objective - New housing, including affordable family housing, allowing local people to live and work in Swanage.
- Inadequate **Suitable Alternative Natural Greenspace** provision, the site being located within the Swanage Area of Outstanding Natural Beauty, in close proximity to heathlands.
- **Road safety/traffic generation/infrastructure issues** – concerns are expressed that the additional traffic generated by this proposal will exacerbate existing road safety issues, in particular outside St Mary’s RC Primary School, and in Washpond Lane, near to the junction with Northbrook Road. The three proposed development sites in Northbrook Road, which are in close proximity to each other and could potentially provide up to 181 new dwellings, should have been considered together, particularly in view of the potential impact on infrastructure and the environment. It is felt that the developers should be encouraged to liaise/engage with one another and the Local Planning Authority, and that any infrastructure improvements should take place prior to commencement of the development.

6/2019/0231
LISTED

Listed Building Consent

Golden Bengal, 343-345 High Street, Swanage, BH19 2NW

Internal alterations, repair windows, and works to external fire escape.

Mr Ali

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer’s Report.

Councillor Trite left the meeting at 7.10 p.m.

- # 6/2019/0234 **Southard Quarry, Panorama Road, Swanage, BH19 2QT**
Quarrying of Purbeck Stone: Variation of conditions 2, 3, 5, and 28 of Planning Permission [6/2015/0198](#) to authorise a revised working and restoration scheme, and extend the duration of operations to 31st December 2031.
Haysom (Purbeck Stone) Ltd
OBSERVATION: No objection.
- 6/2019/0246 **13 Manwell Road, Swanage, BH19 2QB**
Enlarge existing dormer window.
Mr & Mrs Durand
OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy, in particular from Carrants Court and Oxford Terrace (neighbour consultation is still open until 11th May 2019).
- 6/2019/0254 **8 Court Road, Swanage, BH19 1JE**
Erect rear conservatory and a flue.
Ms Stewart
OBSERVATION: No objection.
- # 6/2019/0274 **Retrospective**
Plot 133, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT
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.

Items for information only

- 6/2019/0189 **Certificate of Lawfulness (Proposed)**
10 Court Road, Swanage, BH19 1JE
Erect single storey rear extension.
Mr Saunders

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.
OBSERVATION: For information, no further action required.
- 6/2019/0212 **Non-material Amendment**
Prospect Farm, Prospect Way, Swanage, BH19 1BE
Non-material amendment of planning permission 6/2017/0359 (Demolition of existing farm buildings; the erection of twenty dwellings (including seven affordable) comprising thirteen detached homes, two semi-detached homes, and a block of five flats; create new access, parking and landscaping) to change Plot 9 front elevation from timber

cladding to render, and alter roof coverings for the apartments to Marley tiles.
Bayview Developments

This not a planning application, but a non-material amendment of planning permission 6/2017/0359.

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 *.

The Town Council is the owner of land included within, or directly affected by, 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) Change to planning application consultation response time for town and parish councils – concerns were raised regarding the change in consultation response time from 28 to 21 days. It was noted that this matter would be discussed/considered at the next meeting of the South East Purbeck Parishes Liaison Group.

6) Date of next Meeting

The date of the next meeting had been scheduled for Monday 3rd June 2019 at 6.30 p.m.

Thanks were given by Committee Members to the Chair, Councillor Harris, to the Administration and Communications Manager, and to the members of public in attendance for their support and interest in the work of the Council. Special thanks were also extended to Councillor Poultney for being instrumental in the establishment of the Council's Planning and Consultation Committee.

The meeting closed at 7.30 p.m.
