

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 3<sup>rd</sup> JULY 2017** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

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 Present: -

Miss N Clark

Management Support Officer

There was one member of the public present at the meeting.

### **Public Participation Time**

There were no matters raised.

#### **1) Apologies**

There were no apologies to report for inability to attend the meeting.

#### **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.

**Agenda Item No. 3) Plans for consideration – Non Delegated Applications** – Planning application 6/2017/0293 The Pier Head, 1 High Street, Swanage, BH19 2AQ – 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, and would not take part in any discussion, decision or vote regarding this application. 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**

##### **Non Delegated Applications**

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

6/2017/0293

##### **The Pier Head, 1 High Street, Swanage, BH19 2AQ**

Demolish existing out-buildings and partial demolition of Pier Head.

Erection of six dwellings and commercial units with associated parking, landscaping, and new vehicular access.

Storer (Coventry) Ltd

At 6.35 p.m. the Chairman 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 planning application.

**OBSERVATION:** No objection, subject to satisfactory responses being received from all other statutory consultees (which were not available at the time of the meeting).

The Committee would also wish it to be noted that it is disappointed to see the loss of detailing in these amended plans, namely the originally proposed inclusion of ammonites and fossils in the stonework, which it is felt would have enhanced the character and appearance of the proposed wall and its setting within the Swanage Conservation Area. Concerns are also raised regarding the proposed partial demolition only of the existing building.

### **Delegated Applications**

6/2017/0231     **Mullion, 20 Ballard Estate, Swanage, BH19 1QZ**  
Externally remove pebbledash and fix Cedral cladding to all walls on existing house.  
Mr Collins  
**OBSERVATION:** No objection.

6/2017/0294     **61 High Street, Swanage, BH19 2LY**  
Sub-division of existing ground floor retail space into two retail units, and change of use of retail and ancillary storage area (Use Class A1 Retail) to form two flats (Use Class C3 Dwellinghouse).  
Eagleyed Limited  
**OBSERVATION:** No objection.

6/2017/0301     **44 High Street, Swanage, BH19 2NX**  
Replacement roof with dormers.  
Mr Lejeune

At 6.50 p.m. the Chairman 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 planning application.

**OBSERVATION:** Defer for consideration at a future meeting. The Committee wishes to seek clarification regarding the following statements within the Heritage Asset Statement document:

- The building is in ‘a quiet residential area’.
- The proposed development and internal layouts have been carefully considered throughout the design stage, to allow all potential users to enter the property and move around freely.
- The proposal will provide improvements to a family home.

Concerns are raised regarding the lack of detail for the proposed development, and materials to be used, the property being a Listed Building situated within the Town Centre/Swanage Conservation Area. The building has, as far the Committee is aware, always been used as a commercial premises, and any development should be in accordance with Policies STC and TCR (Swanage Town Centre/Town Centre Redevelopment) of the Swanage Local Plan, and Policy RP (Retail Provision) of the Purbeck Local Plan Part 1.

6/2017/0321     **78 Ulwell Road, Swanage, BH19 1LN**  
To erect a new dwelling at the rear of 78 Ulwell Road, with access via Moor Road.

Mr & Mrs Hector

**OBSERVATION:** No objection, subject to no overlooking/mitigation of any neighbour concerns received regarding overlooking and loss of privacy (neighbour consultation was still open at the time of the meeting).

6/2017/0326

**112 Priests Road, Swanage, BH19 2RR**

Erect ground floor side and rear extension.

Mr & Mrs Blackwood

**OBSERVATION:** No objection, subject to mitigation of neighbour's concerns regarding overlooking and loss of privacy.

6/2017/0334

**49 Ulwell Road, Swanage, BH19 1LG**

Erect extension, and Change of Use from garage to habitable accommodation.

Mr & Mrs New

**OBSERVATION:** No objection.

6/2017/0342

**Rockleigh Cottage, Peveril Point Road, Swanage, BH19 2AY**

Erect garden store.

Mr & Mrs Radford

**OBSERVATION:** No objection, subject to adherence to the Design and Conservation Officer's report.

6/2017/0351

**41 Bell Street, Swanage, BH19 2RY**

Demolition of existing temporary lobby for the erection of an extension to the kitchen/dining area.

Mr & Mrs Burnett

**OBSERVATION:** No objection.

\* 6/2017/0365

**19 Battlemead, Swanage, BH19 1PH**

Raise ridge, convert existing loft space, and erect rear extension. Amend access, erect garage, and install boundary fence.

Mrs Diffey

**OBSERVATION:** No objection.

**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.

**Consultation**

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

**a) Natural England – England Coast Path - Public Consultation on proposals for improved access to the coast between Kimmeridge Bay and Highcliffe**

It was reported that Natural England had submitted a report to the Secretary of State for Environment, Food and Rural Affairs on 21<sup>st</sup> June 2017 setting out proposals for improved access to the coast between Kimmeridge Bay and Highcliffe. The proposals formed part of a programme to establish a continuous walking route around England's coastline, as set out in the Marine and Coastal Access Act 2009. Any representations and/or objections to the report had to be submitted to Natural England by no later than 16<sup>th</sup> August 2017.

Committee Members had reviewed the report, and a brief discussion ensued regarding its content. The proposed improvements to the section of the coast path between Peveril Point and Shep's Hollow were welcomed, and 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.

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

**a) Planning training** – a query was raised as to whether Committee Members wished to consider ‘refresher’ planning training in view of the fact that, since the last training sessions had been held, there had been a number of changes to National Planning Policy, and the Swanage Local Plan had been adopted. Members agreed that this would be worthwhile, and Officers would therefore liaise with the relevant parties to arrange accordingly.

**7) Date of next Meeting**

The date of the next meeting had been scheduled for Monday 7<sup>th</sup> August 2017 at 6.30 p.m. Councillor Poultney wished to record his apologies for the meeting.

The meeting closed at 7.20 p.m.

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