

Minutes of a Meeting of the **PLANNING AND
CONSULTATION COMMITTEE** held at the Town Hall,
Swanage on **MONDAY, 4th APRIL 2016** at **6.30 p.m.**

Chairman: -

Councillor S Poultney

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Councillor C Finch

Swanage Town Council

(From 7.00 p.m.)

Miss N Clark

Management Support Officer

Public Participation Time

There were eleven members of the public present at the meeting.

The following matters were raised during Public Participation Time:

- Concerns reiterated regarding the proposed redevelopment of a property in Drummond Road, the length of time the planning process had taken, and the fact that further revised plans had been submitted to the District Council. Comments were again raised about the potential impact that the appearance and scale of the development would have on the character of the area, and neighbour amenity.
- Concerns raised regarding a proposed new parking area and vehicular access to be created at a property in Salisbury Road. Further concerns were raised regarding traffic generation and highway safety.
- Thanks were given to the Committee for giving local residents the opportunity to raise their concerns regarding planning applications at Committee Meetings.

1) Apologies

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

2) Declarations Of Interest

Members were invited to declare their interest under the Code of Conduct as defined by regulations made under section 30 (3) of the Localism Act 2011, and requests for Grants of Dispensations in respect of Disclosable Pecuniary Interests.

Agenda Item No. 3) Plans for consideration – Non Delegated Applications –

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. Councillor Whitwam wished to partake in discussions regarding Non Delegated Applications, but would not take part in any decision/vote, as these applications would be considered at a future District Council Planning Committee Meeting.

Agenda Item No. 6) – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of Purbeck District Council's Licensing Committee. Councillor Whitwam wished to partake in discussions regarding Licensing Applications, but would not take part in any decision/vote, as these applications would be considered at a future District Council Licensing Committee Meeting.

There were no other declarations to record on this occasion.

3) **Planning**

Non Delegated Applications

6/2016/0093

Bella Vista, 14 Burlington Road, Swanage, BH19 1LS

Demolish existing dwelling and erect four storey block of eight self-contained flats.

Pathways Construction

OBSERVATION: Recommend refusal, considered to be overdevelopment. These plans set out an inappropriate design which is out of keeping with the street scene, inconsistent with the character of the 'Large Buildings, Mixed' areas as defined in the Swanage Townscape Character Appraisal, and makes no provision for affordable housing. Major concerns were expressed regarding the scale of the proposed building and potential adverse impact on neighbour amenity, loss of sunlight, overshadowing/loss of outlook, and loss of privacy. Further concerns were raised regarding traffic generation, vehicular access and highway safety. The Committee also wished to highlight its concerns relating to structural stability and surface water drainage due to the close proximity to the cliff edge, and potential issues arising from the construction period in view of the fact that the plot was situated near the corner of a road, next to a public footpath to the beach, and a hotel car park. It was also noted that the net gain of parking spaces had been quoted incorrectly on the application as it would appear that two on-street parking spaces would disappear.

6/2016/0135

2 Drummond Road, Swanage, BH19 2DX

Material amendment to planning permission 6/2015/0100

(Changes to Condition 2 of Outline Planning Permission

6/2012/0568 - Demolish existing dwelling and erect 5 detached dwellings with associated parking and garages (to allow revised internal layout and levels)) to allow garages to be moved beside houses, rationalisation of retaining wall, rationalisation of rear garden levels and changes to below terrace storage level.

Derek Warwick Developments

Following a discussion, at 7.00 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to respond to questions relevant to the planning application. Councillor Finch also joined the meeting.

OBSERVATION: Recommend refusal. These plans set out a uniform and unimaginative design which is out of keeping with the street scene of unique and individually designed properties, and inconsistent with the character of the Swanage Lanes area as defined in the Swanage Townscape Character Appraisal. It was felt that the combination of inappropriate glazing and the overbearing height of the buildings would lead to light pollution and overlooking/loss of privacy of neighbouring properties. It was strongly felt that steps should be taken to preserve historic features, including the Purbeck Stone boundary wall, and the historic trackway and grass verges in Drummond Road. Committee Members were deeply concerned with the execution of work that had taken place to date in this respect. Concerns were also raised regarding the capacity of physical infrastructure, and referred to previous flooding issues

in this area. Members wished it to be noted that the Committee felt that greater consideration should be given to Drummond Road Frontagers Group's rights over the unadopted road. Further concerns were raised regarding the lengthy series of amendments made to the planning application, disparities seen between submitted plans, and Members also highlighted previously made objections and representations to these applications.

6/2016/0163

2 Drummond Road, Swanage BH19 2DX

Material amendment to 6/2015/0336 (Demolish existing dwelling and erect 5 detached dwellings with associated parking and garages - Reserved Matters- Appearance and Landscaping) to allow a staircase for access to rear garden, changes to the design of windows, fan lights added to cinema room and roof lights removed.

Derek Warwick Developments Ltd

Following discussions, at 7.05 p.m. and 7.15 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to respond to questions relevant to the planning application.

OBSERVATION: Recommend refusal. The Committee reiterated/referred to its concerns raised in respect of connected planning application No. 6/2016/0135. Additional concerns were raised in respect of layout and density of building design, visual appearance, and inadequate/inappropriate landscaping. The Committee shared the concerns of neighbours that the proposed planting scheme would not make a positive contribution to local wildlife habitats, and that the development would increase water run-off.

6/2016/0153

24 Cluny Crescent, Swanage, BH19 2BT

Convert and extend existing dwelling to form 5 self-contained flats and erect detached house with associated parking; form new vehicular and pedestrian accesses - amended scheme to planning permission 6/2015/0196.

Nylo Homes Ltd

OBSERVATION: Recommend refusal on the grounds of overdevelopment, out of keeping with the street scene, and inconsistent with the character of the Park Road area as defined in the Swanage Townscape Character Appraisal. Concerns were raised regarding the potential adverse impact on neighbour amenity, overlooking and loss of privacy, loss of a historic feature in the Conservation Area, namely the Purbeck Stone boundary wall, and lack of enclosure. Further concerns were raised regarding loss of on-street parking spaces and inadequate waste management proposals.

Delegated Applications

Further to Standing Order No. 12) a) viii it was proposed by the Chairman and AGREED:

That Delegated Application Nos. 20. and 12. on the agenda be brought forward to Items 5. and 6.

6/2016/0169

1 Salisbury Road, Swanage, BH19 2DY

Create vehicular access and parking area with retaining walls.

Mr & Mrs Gregg

OBSERVATION: Recommend refusal. Considered to be over-development. Concerns were expressed regarding the inappropriate scale of the proposed paved area, and capacity of physical infrastructure in relation to drainage and previous flooding issues experienced in the area. Concerns were also raised regarding highway safety and traffic generation, the site being situated on a corner with restricted views, and the fact that the road was maintained as a footpath. Further concerns were raised regarding the potential detrimental impact on the visually important street scene, inconsistent with the character of the Swanage Lanes area as defined in the Swanage Townscape Character Appraisal, and reduction in neighbourhood amenity.

* 6/2016/0143

45 Cauldron Crescent, Swanage, BH19 1QL

Erect rear dormer, and alteration to existing loft conversion.

Mr & Mrs Curtis

Following a discussion, at approximately 7.35 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to respond to questions relevant to the planning application.

OBSERVATION: No objection.

6/2016/0122

Kiosks, High Street, Swanage, BH19 2LN

Relief from condition 4 of planning permission 6/2014/0066 which states that no 'devices, structures or development' should be temporarily or permanently fixed to the roof terrace of the approved kiosks.

Mr Storer

OBSERVATION: Recommend refusal on grounds that the proposal fails to enhance the character and appearance of the Conservation Area, as detailed in condition 4 of planning permission 6/2014/0066. Concerns were raised regarding the possible detrimental impact on the visually important street scene, due to the prominent location of the building and proximity to a Listed Building.

6/2016/0124

LISTED

Listed Building Consent

Swanwick House, 41 Kings Road West, Swanage, BH19 1HF

Replacement of door.

Mr Figg

OBSERVATION: No objection.

6/2016/0125

24 Osborne Road, Swanage, BH19 2QA

Remove existing dormer to rear roof, erect new dormer window, install new windows and Juliette balcony to rear.

Mr Relfe

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

6/2016/0129

LISTED

Listed Building Consent

16 Bell Street, Swanage, BH19 2SA

- Removal of roof tiles, clean and repair rafters, install new membrane and tile battens and replace original roof tiles and upgrade insulation
Mr Mooney
OBSERVATION: No objection.
- 6/2016/0133 **48 Ulwell Road, Swanage, BH19 1LN**
Demolish existing garage, erect new garage, single storey side extension, and two storey rear extension.
Mr & Mrs Sutton
OBSERVATION: No objection.
- 6/2016/0137 **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 compliance with the Design and Conservation Officer's Report.
- 6/2016/0138
LISTED **Listed Building Consent**
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 compliance with the Design and Conservation Officer's Report.
- 6/2016/0147 **50 Ulwell Road, Swanage, Dorset, BH19 1LN**
Demolish existing garage, store, porch and part of existing house, and erect new porch, new single storey rear extension, and erect two storey side extension
Mr & Mrs Forbes
OBSERVATION: No objection.
- * 6/2016/0150 **53 Durberville Drive, Swanage, BH19 1QN**
Erect single-storey side extension.
Mrs Johnson
OBSERVATION: No objection.
- 6/2016/0154 **79 Bell Street, Swanage, BH19 2RZ**
Erect first floor extension.
Mr & Mrs Pascoe
OBSERVATION: No objection, subject to mitigation of neighbour concerns regarding overlooking and loss of privacy.
- * 6/2016/0155 **3 Battlemead, Swanage, BH19 1PH**
Minor material amendment to planning permission 6/2014/0694 (Erect front and rear extensions) to allow increase in height of apex of gable, additional window to front gable, and minor amendments to fenestration. Chimneys to be removed, and new flue through roof.
Mr and Mrs Wood
OBSERVATION: No objection.

- 6/2016/0156 **71 Ulwell Road, Swanage, BH19 1QU**
Erect single storey rear extension.
Mr Deas
OBSERVATION: No objection.
- # 6/2016/0160 **Panorama Road (Swanage Bay View Holiday Park),
Swanage, BH19 2QS**
Variation of Condition 1 (Permission limited to period ending
28/03/2016) of PP 6/2011/0059 to allow wooden storage building
to be retained for a further 5 years.
Swanage Musical Theatre Company
OBSERVATION: No objection.
- 6/2016/0162 **Wordsworth House, 2 Belle Vue Road, Swanage, BH19 2HR**
Erect 1.5 metre high boundary fence.
Wordsworth House Care Home
OBSERVATION: No objection.
- 6/2016/0173 **The Croft, Hill View Road, Swanage, BH19 2QX**
Erect side extension.
Mr & Mrs Cornwall
OBSERVATION: No objection.
- * 6/2016/0177 **Flat 3, 5 De Moulham Road, Swanage, BH19 1NR**
Removal of existing balcony, construct new balcony and balcony
access door.
Mr R Sutton
OBSERVATION: No objection.
- 6/2016/0179 **33 Bay Crescent, Swanage, BH19 1RB**
Demolition of existing lean-to garage and rear extension, erect
single storey rear extension, and two storey side extension.
Mr Nicholas Ostafew
OBSERVATION: No objection.

Appeal Information

- 6/2015/0500 An appeal has been lodged by Mr M Storer against the refusal of
planning permission 6/2015/0500 to install a canopy to the upper
deck servery at High Street (Kiosks), Swanage, BH19 2LN. This
appeal will be dealt with using the written representation
procedure and the questionnaire is due by 23rd March 2016.

Items for information only

- 6/2016/0127 **Certificate of Lawfulness (Proposed)**
20 Princess Road, Swanage, BH19 1JQ
Insert 2 no. rooflights in rear roof slope to facilitate conversion
of loft to habitable accommodation - Certificate of Lawfulness
Proposed.
Mr & Mrs Kiddell

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.

Consultation

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

a) Looking after the Jurassic Coast for the future - consultation

Details of the consultation, and related questionnaire, had been received from Dorset County Council (DCC). Dorset and Devon County Councils were undertaking a joint six-week consultation in respect of the future management function for the Jurassic Coast World Heritage Site (WHS), which had commenced on 17th March 2016. The WHS stretched from Exmouth to Studland Bay and was currently managed by the Jurassic Coast Partnership (JCP), the County Councils being recognised as accountable bodies for the Partnership and Management Plan. Views were being invited on three options:

1. Maintain the status quo, accepting the likelihood of reduced funding;
2. Externalise all or part of the management function to a third party organisation;
3. Merge with other partnerships.

The JCP's preferred option was option two. A discussion ensued, during which Members raised concerns and discussed potential consequences for Purbeck, the local community, and the Town Council, if management of this sizeable stretch of coastline was handed over to an outside body. Comments were also made about Purbeck's Bid for National Park status which had been submitted. Members were in agreement that the consultation period was not long enough to appropriately consider such a significant change, and felt that the survey questions were restrictive. It was therefore proposed by Councillor Bonfield, seconded by Councillor Poultney and AGREED:

That a response be submitted to Dorset County Council confirming that the Committee had reviewed and appropriately discussed the consultation documents, but had been unable to determine a concrete benefit to any of the options put forward, other than a reduction in officer time and to make financial savings at the County Council, and that it felt that the consultation period was not long enough to consider such an important decision.

Licensing

6) Funworld Café, 2 Station Road, Swanage, BH19 1AE – Public Notice of Application for Variation of the Premises Licence by Lincolnshire Automatics Limited

It was explained that the present owner of the Funworld Café had applied to vary the existing premises licence. A copy of the Premises Licence Summary, and application, had been provided to Committee Members for their information. The variation included an amended and updated layout at the premises, upgrading of toilets and kitchen area, and removal of seasonal limitation to hours of operation and supply of alcohol, in order to increase the flexibility for the applicant to provide restaurant service throughout the year. Comments were therefore being invited by the District Council under the four licensing objectives. After a brief discussion, it was AGREED:

That no comments would be submitted to Purbeck District Council by the Committee.

7) Items of Information and Matters for Forthcoming Agendas

There were no matters raised.

8) Date of next Meeting

The date of the next meeting had been scheduled for Monday 9th May 2016 at 6.30 p.m.

The meeting closed at 8.35 p.m.
