

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 4th SEPTEMBER 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 S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Miss N Clark

Management Support Officer

There were twenty six members of the public present at the meeting.

Public Participation Time

The following matters were raised:-

- Concerns reiterated in response to the results of NHS Dorset Clinical Commissioning Group's Improving Dorset's Healthcare Public Consultation, which included:
 - A petition objecting to the NHS Dorset CCG proposals that had been signed by circa 8,000 people.
 - The distance of the Royal Bournemouth Hospital from Swanage, and the additional time that it would take to reach the facilities in an emergency.
 - Concerns expressed regarding the congestion seen all year round on roads from Swanage to the Royal Bournemouth Hospital, and comments made that the travel time analysis had not addressed these concerns in the proposals.
 - The loss of beds at Wareham Community Hospital and the impact this may have on resources in Swanage.
 - Reference made to the consultation's 'Summary Report of Findings', and concerns raised that the 'Quantitative Results' therein did not take into account the total number of petition signatories when calculating those for or against the proposals, which was considered to be a misrepresentation of the views of Dorset residents. It was further felt that the perceived misreporting of these figures should be brought to the attention of local MP Richard Drax, and raised with the CCG.
 - A request made for the consultation results to be placed on the agenda of a future Council Meeting for further consideration.
- Thanks and appreciation given to the Town Council for the Extraordinary Meeting held on 20th February 2017, and subsequent letter of concern sent to the CCG in response to the consultation.

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 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 6/2017/0431 The Pines Hotel, 34-36 Burlington Road, Swanage, BH19 1LT – 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. 3) Plans for consideration – Non Delegated Applications – Planning application Nos. 6/2017/0416 4 Hillview Road, Swanage, BH19 2QX, and 6/2017/0418 10 Hillsea Road, Swanage, BH19 2QN – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the applicants.

Agenda Item No. 3) Plans for consideration – Non Delegated Applications – Planning application No. 6/2017/0426 23 Cauldron Crescent, Swanage, BH19 1QL – Councillor Poultney declared a non-pecuniary interest under the Code of Conduct by reason of the applicant being a relative of a family member.

There were no other declarations to record on this occasion.

Further to Standing Order No. 12) a) viii, it was proposed by the Chairman and AGREED: That Item 5. a) on the agenda be brought forward to Item 3.

3) NHS Dorset Clinical Commissioning Group – Improving Dorset’s Healthcare Public Consultation results - www.csr.dorsetvision.nhs.uk

Further to the Extraordinary Meeting of the Town Council held on 20th February 2017, the results of the NHS Dorset Clinical Commissioning Group’s Improving Dorset’s Healthcare Public Consultation had been published, and the Governing Body of NHS Dorset CCG would be meeting on 20th September 2017 to make a number of decisions on proposed changes to local healthcare as part of the Clinical Services Review.

Consideration was given to a letter received from a local resident requesting that the Town Council reviewed/discussed the consultation results at a future meeting. A discussion ensued regarding the content and format of the results and, as raised during Public Participation Time, Committee Members also expressed their disappointment with the way in which the results had been reported. Members felt that the numerous concerns raised and the number of petitioners had not been given due consideration. However, it was also felt that the CCG had conducted the consultation in a professional manner, that the Town Council had followed due process, and that any further comments should be addressed to the CCG, or the local MP to lobby on behalf of local residents.

Members were in agreement that the Council’s consultation response letter should be re-sent to the CCG, along with the further concerns raised regarding the reporting of the results, copied to Richard Drax MP. An update would also be sought from the County Councillor regarding the concerns raised over the efficiency of the local ambulance service in reaching Swanage patients.

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

That MP Richard Drax be invited to attend a meeting at the Town Hall, Swanage, to discuss the concerns raised regarding NHS Dorset CCG’s Improving Dorset’s Healthcare proposals and consultation results.

It was further resolved:

That the Town Council’s letter of response to the NHS Dorset CCG’s consultation dated 27th February 2017 be sent to the CCG again, along with a covering letter setting out the Council’s additional concerns regarding the format of the consultation results, copies of which to be sent to Richard Drax MP.

Planning

4) Plans for consideration

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

That Item 19. on the 'Plans for Consideration' list be brought forward to Item 1.

Delegated Applications

- * 6/2017/0452 **52 - 54 Station Road, Swanage, BH19 1AF**
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.
Mrs Koc

At 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 address the Committee, and respond to questions regarding/relevant to the planning application.

OBSERVATION: Recommend refusal. Concerns are expressed regarding the proposed height and mass of the proposed development, and layout and density of building design, which is considered to be out of keeping with the character of the 'Station Road' area, being mostly Edwardian buildings of two to three storeys in height, as defined in the Swanage Townscape Character Appraisal Part 04.3. Further concerns are raised as follows:

- Continued loss of character in the Swanage Conservation Area.
- Traffic/highway issues and lack of parking facilities – situated off a one-way street behind a busy supermarket loading/unloading area, and leading to a public car park and recreation ground.
- Potential adverse impact on neighbour amenity, overshadowing/overlooking a number of properties, loss of privacy and loss of light.
- Structural stability of the existing building/site, and weight of the proposed building once complete.
- Potential issues arising from the construction period, the building being situated within the Town Centre/main retail area.

- 6/2017/0399 **6a Springfield Road, Swanage, BH19 1HD**
Conversion of roof space to habitable use, to include two roof lights and a rear dormer.
Mr & Mrs Paine
OBSERVATION: No objection.

- 6/2017/0408 **78 Ulwell Road, Swanage, BH19 1LN**
Erect single storey side extension.
Mr Hector
OBSERVATION: No objection.

- 6/2017/0410 **78 Ulwell Road, Swanage, BH19 1LN**
Erect a two storey 4 bedroom 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.

6/2017/0413 **6 Quayside Court, 4 High Street, Swanage, BH19 2NP**
Installation of balcony.
Mr & Mrs Rogerson
OBSERVATION: No objection.

6/2017/0414 **7 Quayside Court, 4 High Street, Swanage, BH19 2NP**
Installation of balcony.
Mr & Mrs Cox
OBSERVATION: No objection.

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

6/2017/0416 **4 Hillview Road, Swanage, BH19 2QX**
Erect single storey front extension
Mr Meaden
OBSERVATION: No objection, subject to mitigation of neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.

6/2017/0418 **10 Hillsea Road, Swanage, BH19 2QN**
Single storey rear extension.
Mrs Yeatman
OBSERVATION: No objection.

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

* 6/2017/0426 **23 Cauldron Crescent, Swanage, BH19 1QL**
Loft conversion with dormers and roof window, rear conservatory removed, frontage parking area altered, and rear patio area enlarged.
Mr Sparkes
OBSERVATION: No objection.

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.

6/2017/0431 **The Pines Hotel, 34-36 Burlington Road, Swanage, BH19 1LT**
Erect forty five beach huts on three and a half levels, with communal toilets, stairways, and associated landscaping.
Messrs Puddepha
OBSERVATION: No objection in principle to development of the site, however, the Committee feels that this is a significant development, and wishes to raise the following comments/concerns:

- That the design, and scale, of the new beach huts must be appropriate for this location, set within the Dorset Area of Outstanding Natural Beauty, and that careful consideration/regard needs to be given to the potential impact these will have on the landscape and visual appearance

of the area.

- That the development should not have a detrimental impact on the sensitive coastline, which is designated as a Site of Special Scientific Interest/Marine Special Protection Area.
- The Committee is pleased to note that it is intended to present the application to the District Council's Planning Committee for consideration, and strongly recommends that a site visit is undertaken by the Planning Committee accordingly.

6/2017/0432 **Plot 202, Swanage Bay View Caravan Park, Panorama Road, Swanage, Swanage, BH19 2QS**

Erection of decking.

Miss Dicker

OBSERVATION: No objection. However, as previously raised, the Committee wishes for its concerns with regard 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, be brought to the attention of the local Fire Service, And also the Park's Management Company, for advice in this respect. Officers will therefore send a letter to each party setting out these concerns accordingly.

6/2017/0467 **Plot 169, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**

Erection of decking.

Swanage Bay View Holiday Park

OBSERVATION: No objection. However, as previously raised, the Committee wishes for its concerns with regard 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, be brought to the attention of the local Fire Service, And also the Park's Management Company, for advice in this respect. Officers will therefore send a letter to each party setting out these concerns accordingly.

6/2017/0468 **Plot 226, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**

Erection of decking.

Swanage Bay View Holiday Park

OBSERVATION: No objection. However, as previously raised, the Committee wishes for its concerns with regard 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, be brought to the attention of the local Fire Service, And also the Park's Management Company, for advice in this respect. Officers will therefore send a letter to each party setting out these concerns accordingly.

6/2017/0437 **7 Bay Crescent, Swanage, BH19 1RA**

Demolish conservatory, erect a single storey side extension, raise roof height and insert dormer windows. Installation of new flue.

Mr & Mrs West

OBSERVATION: No objection.

- 6/2017/0439 **Knapp Stores Limited, 198 High Street, Swanage, BH19 2PQ**
Demolish existing building and erect two semi-detached dwellings.
Mr & Mrs Crooks
OBSERVATION: Recommend refusal. Concerns are raised regarding the layout and density of building design, and visual appearance. The proposed building is considered to be wholly out of keeping with the street scene/ character of the area. Further concerns are raised as follows:
- Potential adverse impact on neighbour amenity, loss of privacy, and overshadowing/loss of light.
 - Highway issues - Lack of parking facilities - there is no parking provision for the proposed properties (there are double yellow lines outside the existing/proposed building), which may exacerbate the on street/illegal parking and passing issues currently being experienced by motorists in this busy stretch of High Street.
 - Lack of outside space (to accommodate a surface water drainage scheme, waste/recycling bins, and cycle storage).
- Committee Members also wished to record their support of the Senior Planning Officer's Pre-application Advice report.
- * 6/2016/0444 **18 De Moulham Road, Swanage, BH19 1NY**
Insert roof light, dormer window, and an inset balcony to existing attic rooms.
Mrs Hird
OBSERVATION: No objection.
- 6/2017/0446 **15 Manwell Road, Swanage, BH19 2QB**
Demolish existing garage and rear extension, and remove chimney. Erect new single storey side extension, install roof lights to facilitate loft conversion, and install cladding and flue.
Mr & Mrs Parrott
OBSERVATION: No objection.
- 6/2017/0447 **3 Cauldron Meadows, Swanage, BH19 1RN**
Erect rear conservatory.
Mr & Mrs Pond
OBSERVATION: No objection.
- 6/2017/0448 **29 South Road, Swanage, BH19 2QR**
Sever land, and erect detached dwelling and garage.
Mr Wright
OBSERVATION: No objection in principle to development of the site, however, concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone boundary wall which is of traditional construction. The Committee would wish to see the wall retained as part of any approved scheme.
- 6/2017/0466 **Durlston Country Park, Lighthouse Road, Swanage, BH19 2JL**
Replacement of redundant shed with accessible volunteer base (largely on existing footprint), erection of accessible compost WC and three parking spaces.
Dorset County Council
OBSERVATION: No objection.

6/2017/0470 **2 Sentry Road (formerly known as 4), Swanage, BH19 2AG**
Create rear dormer in roof space, and install two conservation roof lights.
Mr Nicholson
OBSERVATION: No objection.

Appeal Information

6/2017/0032 **Appeal reference number APP/B1225/D/17/3178621**
8 Cluny Crescent, Swanage, BH19 2BS
Rebuild boundary wall to side, and create opening in front boundary wall
for vehicular access to create two parking spaces.
Mr Helas

An appeal has been made to the Secretary of State against the decision of Purbeck District Council to refuse to grant planning permission. The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 (as amended). As this appeal is proceeding under the **Household Appeals Service**, there is no opportunity to submit further comments. However, any representations previously made on the application can be withdrawn within four weeks of the start date of the appeal (23rd August 2017). For further information please visit: www.gov.uk/appeal-planning-inspectorate

To view a copy of the Appeal Questionnaire and Supporting Documents, please visit the following link ('Documents' heading, Page 2):
<https://planningsearch.purbeck-dc.gov.uk/PlanAppDisp.aspx?recno=45530>

OBSERVATION: The Committee noted the appeal details, and 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) Opportunity to raise any matters of concern

There were no matters raised.

b) Durlston Country Park, Lighthouse Road, Swanage, BH19 2JL – tree works as specified in submitted coppicing and pruning schedule, and felling schedule – [TWA/2017/144](#)

Committee Members had reviewed the details of the extensive tree works being undertaken at Durlston Country Park, which were noted. The District Council's Tree Officer would be visiting the site to assess the works, and Members agreed that no further action was therefore required.

5) Items of Information and Matters for Forthcoming Agendas

At 8.00 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 agenda item 5) a.

a) Swanage Settlement Boundary – inclusion of Cliff Cottage

Further to Minute No. 46 of the Monthly Council Meeting held on 26th June 2017, a letter setting out the Town Council’s concerns regarding a recent amendment to the settlement boundary around, and the possible redevelopment of land adjacent to, Cliff Cottage had been sent to the District Council. Copies of the letter, and the District Council’s response, had been provided to Committee Members. Members expressed their disappointment with the response received, and a discussion ensued.

A planning application for a proposed new dwelling at the rear of Cliff Cottage had been submitted to the District Council, and would be considered by the Council’s Planning Committee in due course. Members agreed that it would be important to attend the meeting to reiterate the concerns raised by the Committee at its meeting held on 5th June 2017, and by the Town Council at its Monthly Meeting held on 26th June 2017.

b) Purbeck District Council, Planning Committee Meeting 30th August 2017 – Order under Section 257 of the Town and Country Planning Act 1990 – Land at Prospect Farm, Swanage - to divert public rights over a section of Footpath SE3/23

The District Council had informed the Town Council that the proposed diversion of the public footpath would be subject to a consultation process, and notices would be published in a local newspaper, at both ends of the footpath, and served on those with an interest in the land. The Council would therefore have the opportunity to make representations in respect of the Order at a future meeting.

c) Broadband speed in Swanage

Concerns were raised regarding the slow broadband speed/poor service experienced at times in the town, and the possible effect that this could have on local businesses. A request was made for this matter to be raised with local MP Richard Drax, and included on a future Monthly Council Meeting agenda. Officers would also make contact with the Superfast Dorset Team for further advice prior to the meeting.

6) Date of next Meeting

The date of the next meeting had been scheduled for Monday 2nd October 2017 at 6.30 p.m. A reminder was given that a training session on the now adopted Swanage Local Plan would take place prior to the meeting at 4.30 p.m., and that all Town Councillors would be invited to attend.

The meeting closed at 8.25 p.m.
