

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the  
Town Hall, Swanage on **MONDAY, 6<sup>th</sup> MARCH 2017** at **6.30 p.m.**

Chairman: -  
Councillor A Harris    Swanage Town Council

Present: -  
Councillor M Bonfield    Swanage Town Council  
Councillor T J Morris    Swanage Town Council  
Councillor S Poultney    Swanage Town Council  
Councillor M Whitwam    Swanage Town Council

Also Present: -  
Councillor G Green    Swanage Town Council  
Councillor W Trite    Swanage Town Council  
Miss N Clark    Management Support Officer

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

Prior to commencement of the meeting, in answer to a query raised, the Chairman gave an explanation regarding the Town Council's role as a consultee in respect of planning applications in the Parish of Swanage. Councillors took into consideration all written representations received, and comments made at Planning and Consultation Committee Meetings, when making their comments/observations regarding planning applications. These comments were recorded in the meeting minutes, and sent to Purbeck District Council whose job it was to determine planning applications as the local planning authority.

**Public Participation Time**

The following matters were raised:

- Thanks were given to the Town Council's Planning and Consultation Committee, and comments made that the Committee did a sterling job of representing the local community regarding planning and consultation matters.
- Concerns were again raised regarding revised/resubmitted plans for the proposed redevelopment of Pier Head, High Street, Swanage, which included:
  - The application should be considered as a 'change of use', with regard to the removal of the previously approved retail provision on the ground floor of the proposed building, as planning approval had already been given for the site.
  - Concerns reiterated regarding the installation of a large stone wall/buttress next to the public footway, which was considered to be forbidding.
  - The potential impact that the proposed three metre high wall would have on the 'seaside charm' and character of the Conservation Area.
  - The revised proposal did nothing to enhance/gave no benefit to the town centre, and that the applicant should proceed with the approved plans.

It was reported that the application would be considered by the District Council's Planning Committee at its meeting being held on 29<sup>th</sup> March 2017, and that any members of the public wishing to attend the meeting and speak/comment on the application should contact PDC as soon as possible.

1) **Apologies**

An apology for her inability to attend the Meeting was received from Councillor Lejeune.

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 – Non Delegated Applications** – Planning application 6/2016/0486 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. It was deemed likely that the application would be considered at a future Planning Committee Meeting.

**Agenda Item No. 3) Plans – Delegated Applications** – Planning application 6/2017/0091 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 possible that the application would be considered at a future Planning Committee Meeting.

**Agenda Item No. 6) Licensing** - James Warren, 7 & 9 Station Road, Swanage, BH19 1AB – application for a premises licence to be granted under the Licensing Act 2003 - Councillor Morris declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of Purbeck District Council’s Licensing Committee. It was possible that this application could be considered at a future District Council Licensing Committee Meeting.

There were no other declarations to record on this occasion.

**Planning**

3) **Plans**

**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 decision or vote.

6/2016/0486

**Reconsultation**

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

Demolish existing outbuildings and partial demolition of Pier Head, and erect six dwellings with associated parking and landscaping; form new vehicular access.

Storer (Coventry) Ltd

**OBSERVATION:** The Committee strongly recommends refusal, and would wish it to be noted that it reiterates its previous comments made regarding this application, and feels that these remain relevant to the reconsultation, as detailed below. The Committee further feels that the proposed stone wall/buttress is wholly out of keeping with the streetscene/ character of the Conservation Area, and concerns are raised regarding the potential impact this will have on visual amenity in this sensitive part of the town centre.

Committee Members wish to record their support of the District Engineer’s, Senior Landscape Architect’s, and the Design and Conservation Officer’s report comments, and the Environment Agency’s letter of objection.

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

Although not material planning considerations, the Committee would also wish to raise concerns regarding the length of time the planning process had taken/the lengthy series of plans/amended plans submitted to the District Council regarding this site, and comments raised that there had been delays at times in information being posted on the planning system, which could have an impact on the Committee's response.

**3<sup>rd</sup> October 2016 – Application No. 6/2016/0486**

**OBSERVATION:** Recommend refusal on grounds of flood risk: please see the Environment Agency's Flood Map, Flood Zone 2, which shows that the proposed building is within an area at risk of flooding. The application does not meet the requirements of the sequential test, and the proposal for residential development is therefore not acceptable. Committee Members also concur that this new application does nothing to enhance or improve the vitality and character of the Town Centre area, or improve the quality of the street scene (i.e. through increased retail and other facilities along with an improved public realm), as set out in Policies RP of the PLP1, and STC and TCR of the Swanage Local Plan Pre-submission Document.

**Delegated Applications**

6/2017/0032    **8 Cluny Crescent, Swanage, BH19 2BS**

Erection of boundary wall to side, and create opening in front boundary wall for vehicular access to create two parking spaces.

Mr Helas

**OBSERVATION:** Recommend refusal on the grounds that this proposal fails to preserve or enhance the character and appearance of the Conservation Area.

The Committee would also wish to record its support of the Design and Conservation Officer's report comments.

\* 6/2017/0037    **Flat 2, 8 Walrond Road, Swanage, BH19 1PB**

Single storey rear extension.

Dr and Mrs Davis

**OBSERVATION:** No objection in principle, however, concerns are raised regarding the scale of the development, and the Committee would wish to seek clarification regarding the proposed use of the extension.

6/2017/0050    **Olive Cottage and Alpha Cottage, 5 Cliff Place, Swanage, BH19 2PL**

Demolition of existing porch, and alteration to existing boundary fence and gates, to form new pedestrian gate, alterations to existing boundary walls to courtyard, and erection of timber hurdle fencing.

Mrs Ferrar

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

6/2017/0051    **Listed Building Consent**

**LISTED**

**Olive Cottage and Alpha Cottage, 5 Cliff Place, Swanage, BH19 2PL**

Demolition of existing porch, and alteration to existing boundary fence and gates, to form new pedestrian gate, alterations to existing boundary walls to courtyard, and erection of timber hurdle fencing.

Mrs Ferrar

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

- 6/2017/0060 **The Village Inn, Ulwell Cottage Caravan Park, Darkie Lane, Ulwell, Swanage, BH19 3DG**  
Enclose existing courtyard, refurbish entrance area and relocate external seating provision with alterations to elevations.  
Ulwell Park Limited  
**OBSERVATION:** No objection.
- \* 6/2017/0065 **19 Battlemead, Swanage, BH19 1PH**  
Erect single storey side extension, raise roof, and create a front dormer.  
Mrs Diffey  
**OBSERVATION:** No objection.
- 6/2017/0070 **37 Station Road, Swanage, BH19 1AD**  
Installation of new shopfront.  
Mr Platts  
**OBSERVATION:** No objection.
- 6/2017/0078 **Unit 1, The Anvil Centre, Prospect Business Park, Victoria Avenue, Swanage, BH19 1AP**  
Change of Use from B1 Business, B2 General Industrial, B8 Storage and distribution to A3 restaurant and Cafes  
D and P Lovell  
**OBSERVATION:** No objection.
- 6/2017/0083 **45B Priests Road, Swanage, BH19 2RH**  
Alterations and extension to roof, to form roof lights and a dormer roof window.  
Ms Nash  
**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 decision or vote.

- 6/2017/0091 **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 Swanage 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 strongly feels that the application should be reassigned to the District Council's Planning Committee for careful consideration, and that a site visit be undertaken by the Planning Committee accordingly.

It was therefore proposed by Councillor Bonfield, seconded by Councillor Morris and RESOLVED UNANIMOUSLY:

That the Planning Authority be requested to reassign Planning Application 6/2017/0091 to the District Council's Planning Committee for consideration at a future Planning Committee Meeting.

Councillor Morris agreed to raise this matter on the Committee's behalf.

- 6/2017/0097     **Scar Bank House, Russell Avenue, Swanage, BH19 2ED**  
Erect single storey front extensions, elevation adjustments, and alterations.  
Prof & Mrs Lloyd  
**OBSERVATION:** No objection, subject to mitigation of any neighbour concerns raised/received regarding potential adverse impact on neighbour amenity, overlooking or loss of privacy (at the time of the meeting neighbour consultation was still open until 21<sup>st</sup> March 2017).

**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) Bournemouth, Dorset and Poole Draft Waste Plan – Waste Site Options in Blandford and Purbeck - Town and Country Planning (Local Planning) (England) Regulations 2012**

Committee Members had reviewed the document, and a brief discussion ensued regarding its content, which was considered to be of a technical nature. Members were in agreement that waste management sites were strictly controlled by the relevant public bodies, including the Environment Agency.

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

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

**Licensing**

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

**6) James Warren, 7 & 9 Station Road, Swanage, BH19 1AB – application for a premises licence to be granted under the Licensing Act 2003**

A copy of the Premises Licence application had been provided to Committee Members for their information. It was proposed to use the premises as a licensed shop, for the retail sale of local produce, and would include café/restaurant facilities, similar to the applicant's existing business in Wareham. Comments were therefore being invited by the District Council under the four licensing objectives.

Following a brief discussion, it was proposed by Councillor Poultney, seconded by Councillor Harris and RESOLVED UNANIMOUSLY:

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

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

**a) NHS Dorset Clinical Commissioning Group (CCG) – Improving Mental Health Services in Dorset Public Consultation**

Dorset CCG was consulting on proposed options to improve services for people living in Dorset who experienced serious mental illness, known as the Mental Health Acute Care Pathway. As part of these proposals there was the potential for the introduction of a ‘Community Front Room’ in Swanage, which would improve access to such services for local residents, which was welcomed by Committee Members.

A discussion ensued and, as the closing date for consultation responses was 31<sup>st</sup> March 2017, Committee Members agreed that the consultation questionnaire should be completed during the meeting, and the answers would be submitted online by officers accordingly. Details of the consultation would also be sent to all other Town Councillors, providing them with the opportunity to complete the survey, and raise any comments, if they so wished.

**b) Planning application No. 6/2016/0675, 11 Priests Road, Swanage**

Further to Minute No. 3) Plans - Delegated Applications - 6/2016/0675 of the Planning and Consultation Committee Meeting held on 6<sup>th</sup> February 2017, it was reported that a meeting had been held at the District Council Offices to discuss this planning application. A decision was now awaited as to whether the application would be reassigned to the District Council’s Planning Committee for determination.

**c) Re-consultation request – Planning application No. 6/2016/0534, St Marks, Bell Street, Swanage**

Further to Minute No. 3) Plans - Delegated Applications - 6/2016/0534 of the Planning and Consultation Committee Meeting held on 5<sup>th</sup> December 2016, the District Council had re-consulted with the Town Council regarding a minor material amendment to planning permission 6/2015/0163, (Demolish modern extensions, convert existing school into four apartments, erect six dwellings and lay out car parking and circulation area; form new vehicular and pedestrian accesses) to make changes to windows. Following a brief discussion, Committee Members agreed that the amendments to the windows were an improvement, and it was therefore agreed that no objection be raised by the Committee.

**d) Screening Opinion for Land South of Panorama Road, Panorama Road, Swanage, Dorset**

An overview of details/information received from the County Council (DCC) regarding a request to adopt a screening opinion to determine whether a planning application for temporary planning permission to construct a wellsite, and drill a lateral borehole, to explore for oil and gas on land south of Panorama Road, Swanage, constituted Environmental Impact Assessment (EIA) development.

Committee Members had reviewed the responses received by DCC so far and, in view of the concerns raised by consultees, were in support of recommending that the applicant carried out an EIA. It was therefore agreed that a letter should be sent to Dorset County Council recommending that the applicant carries out an Environmental Impact Assessment.

**8) Date of next Meeting**

The date of the next meeting had been scheduled for Monday 3<sup>rd</sup> April 2017 at 6.30 p.m.

The meeting closed at 8.10 p.m.