

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 6th NOVEMBER 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 in attendance: -

Dr M Ayres

Town Clerk

Miss N Clark

Acting Administration & Communications Manager

Miss A Wright

Barratt Homes (Until 7.15 p.m.)

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

It was reported that the representative from Barratt Homes had been delayed and the presentation regarding proposals for a residential development on Land west of Northbrook Road, Swanage, would therefore take place later during the meeting. The meeting would be suspended to allow Public Participation Time and the presentation to take place, and the Committee and members of the public would also be given the opportunity for a 'Q and A' session with the representative following the presentation.

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 for consideration – Non Delegated Applications

Planning application no. 6/2017/0457 Sea Mist, Townsend Road, Swanage, BH19 2PX – Councillor Green declared a pecuniary interest under the Code of Conduct by reason of being the freeholder of a neighbouring property.

Planning application 6/2017/0575 125 Victoria Avenue, Swanage, BH19 1BA – Councillor Poultney declared a pecuniary interest under the Code of Conduct by reason of being the freeholder of a neighbouring property.

Planning application no. 6/2017/0583 2 Drummond Road, Swanage, BH19 2DX – 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. The development had previously been considered at a Planning Committee Meeting.

Presentation from Barratt Homes regarding proposals for a residential development on land west of Northbrook Road, Swanage. 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 any planning application submitted regarding these proposals would be considered at a future Planning Committee Meeting.

Planning application 6/2017/0609 12 Newton Road, Swanage, BH19 2DZ – Councillor Harris declared a pecuniary interest under the Code of Conduct by reason of being the freeholder of a neighbouring property.

There were no other declarations to record on this occasion.

Public Participation Time

The following matters were raised:-

- Concerns again reiterated regarding proposals for the redevelopment of land adjacent to Cliff Cottage, Shore Road, Swanage, and a recent amendment to the settlement boundary around the property.
- Reference made to the District Council's Planning Committee Meeting being held on 29th November 2017, at which the above redevelopment proposals were due to be considered.

Planning

3) Plans for consideration

Delegated Applications

Further to her declaration of interest under Minute No. 2), Councillor Green left the room during consideration of the following item.

- 6/2017/0457 **Sea Mist, Townsend Road, Swanage, BH19 2PX**
Variation of condition 1 of planning permission 6/2014/0592 (Demolish existing dwelling and erect four detached dwellings with integral garages and associated parking; modify vehicular access - Reserved Matters - Appearance and landscape.) to make changes to landscaping.
AJS Developments Limited
OBSERVATION: No objection.
- 6/2017/0504 **Rear of 128-132 High Street, Swanage, BH19 2PA**
Erect a new dwelling.
Homer & Pardy
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report. The Committee would also wish to commend the design of the proposed development, and the inclusion of a new stone wall, which is in keeping with the character and appearance of the Swanage Conservation Area.
- * 6/2017/0526 **Plot 79 D'urberville Drive, Swanage, BH19 1QN**
Erect rear and side single storey extension.
Mr & Mrs Castro
OBSERVATION: No objection.
- 6/2017/0528 **Rear of 5 Boundary Close, Swanage, BH19 2JY**
Sever plot and erect new detached dwelling with garage, and form new access from Lighthouse Road.
Messrs Bell
OBSERVATION: Recommend refusal, major concerns are raised as follows:
- Layout and density of building design, and visual appearance – considered to be overdevelopment and would have a potential detrimental impact on visual amenity and the character of the area (of

large properties on sizeable plots), and its setting adjacent to Durlston Country Park.

- Potential adverse impact on neighbour amenity, overshadowing/overlooking and loss of privacy.
- Continued loss of historic features in the town, namely the proposed removal of part of the existing Purbeck Stone wall and verge, which are owned and managed by Durlston Country Park.
- Nature conservation interests/biodiversity opportunities (in relation to the loss of a large area of the existing garden), and potential encroachment on Durlston Country Park. Part of the site being developed is outside of the settlement boundary and is in close proximity to Durlston Country Park, which is designated as a Special Area of Conservation, and Site of Special Scientific Interest.
- Capacity of physical infrastructure – risk of flooding and coastal instability. The proposed development is within 400m of the coast and must demonstrate how surface water can be discharged (Purbeck Local Plan Policy CE; Coastal Erosion), however, there is no surface water sewer available.
- Highway safety - proposed new vehicular access onto Lighthouse Road, which is an extremely busy highway/bridleway leading to/from Durlston Country Park and Visitor Centre, and the Jurassic Coast (World Heritage Site).

6/2017/0529 **5 Boundary Close, Swanage, BH19 2JY**

Demolition of conservatory, erection of two storey side extension, new roof lights and balcony on first floor, and new front porch.

Messrs Bell

OBSERVATION: No objection, subject to compliance with the Drainage Engineer's Report, and mitigation of neighbours' concerns regarding overlooking and loss of privacy.

As recorded above, at 6.50 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow the representative from Barratt Homes to address the Committee, present proposals for a residential development of 90 homes (providing a range of one to four bed units) on Land west of Northbrook Road, and respond to questions regarding the proposed development. The Chairman confirmed that the Committee would not be forming a view at this stage, and explained that the presentation was for information purposes only.

During the presentation the proposed layout plan of the site was displayed, and Members were pleased to note that full affordable housing provision of 50% was planned. Ms Wright reported that the public exhibition held on 28th September 2017 had been well attended, and amendments to the plans had been made as a result of feedback received at the event.

It was noted that Barratt Homes would be looking to submit a planning application to the District Council during December 2017.

Members of the public asked a number of questions, and Committee Members thanked Ms Wright for the informative presentation.

Ms Wright left the meeting at 7.15 p.m.

6/2017/0553 **32 Benlease Way, Swanage, BH19 2SZ**

Erect a two storey side extension, bay window to front elevation, and alterations to windows and doors.

Ms Parker

OBSERVATION: No objection, the Committee feels that the proposed design of the extension is appropriate and in keeping with other properties in the surrounding area.

- # 6/2017/0557 **Town Hall, High Street, Swanage, BH19 2NZ**
Formation of accessible toilet and separate gents' toilet facilities, and addition of a new doorway within existing solid wall to form access.
Swanage Town Council
OBSERVATION: As the applicant, no comment.
- # 6/2017/0560 **Retrospective application**
Plot 84, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS
Erect decking. (Retrospective)
Darwin (Swanage Bay View) Limited
OBSERVATION: No comment. Awaiting response to previous concerns 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.
- # 6/2017/0568 **Plot 116a, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Erection of decking.
Darwin (Swanage Bay View) Limited
OBSERVATION: No comment. Awaiting response to previous concerns 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.
- # 6/2017/0569 **Retrospective application**
Plot 295, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS
Installation of decking. (Retrospective)
Darwin (Swanage Bay View) Limited
OBSERVATION: No comment. Awaiting response to previous concerns 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.
- # 6/2017/0601 **Plot 112, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Erect decking.
Darwin (Swanage Bay View) Limited
OBSERVATION: No comment. Awaiting response to previous concerns 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.
- # 6/2017/0602 **Plot 239, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**

Erect decking.

Darwin (Swanage Bay View) Limited

OBSERVATION: No comment. Awaiting response to previous concerns 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.

* 6/2017/0578

41 Rabling Road, Swanage, BH19 1ED

Erect a summer house and rear two metre boundary fence.

Mr Streams

OBSERVATION: No objection, subject crucially to no future conversion to residential use, no severance to create a separate plot for future habitation, and no separate address.

Prior to consideration of the next item, the Chairman reported that this site was under consideration as one of a number of potential locations for a new Town Council Depot.

6/2017/0580

Plot 5, Prospect Business Park, Victoria Avenue, Swanage, BH19 1EJ

Four industrial units in two blocks, one with three units, and one with a single unit, both with car parking and yard area. Units for B1, B2, and B8 use.

D & P Lovell Ltd

OBSERVATION: No objection.

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

6/2017/0583

2 Drummond Road, Swanage, BH19 2DX

Variation of condition number 1 of planning permission 6/2016/0461 (Erect five detached dwellings with associated parking and garages (Changes to appearance and landscaping as previously approved under reserved matters planning approval 6/2015/0336.)) to reflect an updated landscaping design.

Derek Warwick Developments

OBSERVATION: No comment. However, the Committee would wish to express its disappointment that yet further amendments are being made to the development's landscaping scheme.

Further to her declaration of interest under Minute No. 2), Councillor Harris left the room during consideration of the following item.

6/2017/0609

12 Newton Road, Swanage, BH19 2DZ

Sub-division of existing dwelling to form two flats, including demolition of conservatory, erection of single storey extension with balcony, widen dormer, new entrance lobby, and new parking area.

Mr Turner

OBSERVATION: Defer for consideration at a future meeting. The Committee wishes to seek further information, and neighbour consultation has yet to take place.

6/2017/0610

8 Howard Road, Swanage, BH19 2QJ

Garage conversion with first floor extension over, including balcony. Erect new double garage with first floor and dormer window.

Mr and Mrs Brightley

OBSERVATION: No objection.

Items for information only

Non-material amendments

- 6/2017/0575 **125 Victoria Avenue, Swanage, BH19 1BA**
Non material amendment to planning permission 6/2016/0434 (Sever land and erect a detached dwelling with associated access and parking.) to alter internal ground floor layout, and reposition doors and windows in south and east elevations.
Mr Wright
- 6/2017/0589 **6 Moor Road, Swanage, BH19 1RG**
Non material amendment to planning permission 6/2015/0088 (Erect Single and two storey side and rear extensions, render external walls and External alterations. Create vehicular access and off-street parking.) to extend first floor rearwards to align with ground floor extension and reconfigure roof over, and windows in place of french doors.
Mr Rerche-Lerchenborg

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. However, a request was made for the District Council's Tree Officer to be invited to a future meeting to give a presentation on the types of tree works applications, the consultation process, and what was required from the Town Council as a consultee. It was felt that this would help inform future discussions. Officers would contact the Tree Officer accordingly, and also provide Committee Members with a copy of the tree works guidance notes previously provided by the District Council's Technical Officer Assistant (Arboriculture).

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

a) South Western Railway – Consultation on proposed December 2018 Timetable

It was reported that South Western Railway was consulting on proposals for major changes to be made to the train services planned for the December 2018 timetable.

Corfe Castle Parish Council's response to the consultation had already been submitted, a copy of which had been circulated to Councils in the Purbeck area. The response raised a number of concerns, in particular at the loss of 50% of direct services to London from Wareham Station, which had significant implications for the peninsula. Committee Members fully endorsed the points raised in the response, and concerns were raised regarding the impact these changes could potentially have on Swanage Railway, and its train services to/from Wareham, on tourism and the local economy. Reference was made to the geographical isolation already faced by local residents.

Further concerns were raised regarding the congestion seen at times on the A351, and the fact that the proposals could also have an adverse impact on traffic volumes in the area. It was agreed that a letter reiterating Corfe Castle PC's concerns, and highlighting

the further comments raised above, should be submitted to South Western Railway.

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

That a response be sent to South Western Railway
setting out the Town Council's concerns as above.

b) St George's CE VA Primary School, Langton Matravers – Consultation on proposals to change the school's Published Admission Number (PAN)

It was reported that St George's CE VA Primary School's Governors had decided to consult on changing the school's PAN from 20 to 15 with effect from September 2019, which would more accurately reflect the likely number of Reception children from the Langton area over the coming years and allow the school to plan more effectively.

Committee Members agreed that this would be a logical move, and had no further comments to make.

6) Items of Information and Matters for Forthcoming Agendas

a) Swanage Local Plan – Policy SS: Swanage Settlement – proposals for a residential development on Land west of Northbrook Road, Swanage – Committee Members agreed that the presentation given by the Barratt Homes representative had been informative and would raise awareness of the proposed development. The planning application, when submitted, would be placed on a future agenda for consideration.

b) Minerals and Waste Planning Policy – October 2017 update – an update had been received from the District Council in relation to progress with the Minerals and Waste Plans. It was anticipated that consultation on the pre-submission draft plans would begin on 1st December 2017 for a period of two months.

c) Purbeck Local Plan Workshop on site allocation for housing – an update was given on latest developments about housing numbers in the district. A question was posed about progress in relation to delivering the settlement extensions to be constructed in Swanage, and it was agreed to follow this up with District Council officers.

d) Purbeck District Council's Town and Parish Council Planning Training – Councillors Bonfield and Green had attended the training session on 31st October 2017 and reported that it had been very worthwhile and appropriate, and reinforced the importance of the Town Council's Planning and Consultation Committee in the planning consultation process.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 4th December 2017 at 6.30 p.m.

The meeting closed at 8.05 p.m.
