

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 7th AUGUST 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 M Whitwam

Swanage Town Council

Also Present: -

Councillor W Trite

Swanage Town Council

Miss N Clark

Management Support Officer

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

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 Wednesday 30th August 2017, at which the above redevelopment proposals would be considered, and comments made that the opportunity to speak at the Meeting was offered to all who had commented on the planning application (speakers were required to register with the Council before noon on Monday 28th August).

1) Apologies

An apology for his inability to attend the Meeting was received from Councillor Poultney.

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 6/2017/0359 Land at Prospect Farm, Victoria Avenue, Swanage, BH19 1AS – 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.

6/2017/0359

Land at Prospect Farm, Victoria Avenue, Swanage, BH19 1AS

Demolition of existing farm buildings, the erection of twenty dwellings (including seven affordable) comprising thirteen detached homes, two semi-detached homes, and a block of five flats; create new access, parking, and landscaping.

Bayview Developments South Ltd

OBSERVATION: No objection in principle to development of the site, subject to adherence to the Design and Conservation Officer's Report. The Committee would wish to express its regret regarding the continued loss of character and traditional historic detail in the town, namely the existing farm buildings which are of traditional construction with tiled roofs, through redevelopment.

Concerns are raised regarding traffic generation, vehicular access and highway safety. There is no parking provision for properties 14 and 15, which may exacerbate the on street parking/passing/visibility issues currently being experienced by motorists and commercial vehicles in the busy entrance road to the industrial estate/household recycling centre, the proposed entrance to the new estate also being located off of the area of concern.

Further concerns are raised regarding the proposed hedging (hawthorn), and loss of mature trees on the site which will have a visual impact on the site's setting within the AONB.

Comments were raised regarding the proposed diversion of the public footpath which runs through the site, which the Committee had not been consulted on as yet. Members raised the question as to whether this should have been consulted on at the same time/as part of the planning application, as it was felt that this was a pivotal element of the proposed development.

Delegated Applications

6/2017/0301

44 High Street, Swanage, BH19 2NX

Replacement roof with dormers.

Mr Lejeune

(Deferred from 3rd July 2017 Meeting)

OBSERVATION: Recommend refusal. 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.

Committee Members also wish to record their support of the Design and Conservation Officer's report comments.

6/2017/0366

9 Holmes Road, Swanage, BH19 2JS

Demolition of existing flat roofed structure and conservatory, and the erection of a flat roofed extension.

Ms Hamilton

OBSERVATION: No objection.

- # 6/2017/0376 **Plot 316, 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, given the number of similar applications over the last ten years, the Committee wishes for its concerns to be noted 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, and recommends/raises the question as to whether the owners carry out Fire Safety Risk Assessments, and/or seek advice from the Fire Service accordingly.
- # 6/2017/0380 **Plot 52A, 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, given the number of similar applications over the last ten years, the Committee wishes for its concerns to be noted 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, and recommends/raises the question as to whether the owners carry out Fire Safety Risk Assessments, and/or seek advice from the Fire Service accordingly.
- # 6/2017/0389 **Plot 254, 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, given the number of similar applications over the last ten years, the Committee wishes for its concerns to be noted 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, and recommends/raises the question as to whether the owners carry out Fire Safety Risk Assessments, and/or seek advice from the Fire Service accordingly.
- 6/2017/0378 **10 Institute Road, Swanage, BH19 1BX**
Change of use from Use Class A1 (retail) store room, to Use Class C3 (dwelling).
Mrs Woolston
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's and Drainage Engineer's Reports.
- 6/2017/0384 **52 Queens Road, Swanage, BH19 2EU**
First floor extension.
Mrs Proctor
OBSERVATION: Recommend refusal. Concerns are raised regarding the design and overbearing scale of the proposed development, which is considered to be out of keeping with the street scene and character of the 'Swanage Lanes' areas as defined in the Swanage Townscape Character Appraisal Part 04.14. Further concerns are raised regarding potential adverse impact on neighbour amenity, overshadowing/overlooking and loss

of privacy (at the time of the meeting neighbour consultation was still open until 14th August 2017), and nature conservation interests/biodiversity opportunities (in relation to the loss of part of the garden).

- 6/2017/0393 **Land off Sunnydale Road, Swanage, BH19 2JA.**
Erect two new four bedroom houses with attached garages, parking, and associated garden amenity.
Bayview Developments South Ltd
OBSERVATION: The Committee has no objection in principle to development of the site, subject to adherence to the Drainage Engineer's Report. Major concerns are raised regarding previous flooding experienced in this area, and the Committee would wish to record its support of the Drainage Engineer's Pre-application Advice Report comments, and neighbour's letter of concern, and recommends that the applicant carries out a Flood Risk Assessment.
- 6/2017/0398 **Flat 4, 4 Institute Road, Swanage, BH19 1BX**
Conversion of one flat into two flats.
Mr Morgan
OBSERVATION: No objection.
- 6/2017/0409 **Tidestar, 46 - 48 High Street, Swanage, BH19 2NX**
Variation of condition of planning permission 6/2016/0040 (Demolish existing shop units and garage/storage units. Erect classic car showroom, two shop units and seven flats) condition 5 to change the approved sliding sash windows to Colonial cottage top hung.
Mr Levy
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.

Appeal Information

- 6/2016/0486 **Appeal reference number APP/B1225/W/17/3176704**
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

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 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 (as amended). **Closing date for comments:** 16th 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 10):
<https://planningsearch.purbeck-dc.gov.uk/PlanAppDisp.aspx?recno=44931>

OBSERVATION: Committee Members were in agreement that there were no further comments to add to the Committee's original observations dated 3rd October 2016 and 6th March 2017, which had already been provided to the Planning Inspector as part of the appeal process.

Please note:

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

a) 369 High Street, Swanage, BH19 2NP – Herston Conservation Area

An application had been received by the District Council for tree works to be undertaken to a cherry tree in the garden of 369 High Street, Swanage, detailed as ‘crown reduction and removal of diseased branches’. A query was raised regarding the condition of the tree, and whether it was possible that the whole tree could be diseased, and not just the branches. Advice would therefore be sought from the District Council’s Tree Officer accordingly.

5) Items of Information and Matters for Forthcoming Agendas

a) Planning training - to consider date and content of workshop – the ‘refresher’

planning training session would be arranged for either 17th or 18th October 2017, and would include real-life planning case scenarios. A further workshop would be held on the recently adopted Swanage Local Plan, and a request was made as to whether this could be held before commencement of the Committee Meeting scheduled for 2nd October 2017. Officers would make contact with the District Council’s Planning Policy Manager to arrange accordingly. Members were in agreement that all Town Councillors should be invited to both training sessions.

b) Wytch Farm – Decision Notices 6/2012/0571 to 6/2012/0609 – variations to 39 approved planning applications, to enable extension of operational life of oilfield development – it was explained that these were provided for information purposes only.

6) Date of next Meeting

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

The meeting closed at 7.45 p.m.
