

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 8th MAY 2017** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Councillor J Bishop

Swanage Town Council (Until 6.50 p.m.)

Councillor G Green

Swanage Town Council

Dr M Ayres

Town Clerk

Mrs L Burgess

Senior Administration and Finance Officer

(Until 6.50 p.m.)

Miss N Clark

Management Support Officer

Mr G Evans

Savills (Until 6.50 p.m.)

Mr L Marlow

David James Architects and Partners Ltd

(Until 6.50 p.m.)

Mr R Westhead

Bayview Developments (Until 6.50 p.m.)

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

Public Participation Time

There were no matters raised.

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 – Delegated Applications – Planning application 6/2017/0139 53A Queens Road, Swanage, BH19 2EN – 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 decision or vote regarding this application. It was deemed possible that the application would be considered at a future Planning Committee Meeting.

There were no other declarations to record on this occasion.

Planning

3) Proposed residential housing development on land at Prospect Farm, Swanage – to consider request for a pre-application meeting, including a presentation from Savills, David James Architects and Partners Ltd, and Bayview Developments

Consideration was given to a request received from Savills, Wimborne, for a pre-application meeting regarding a proposed residential development of 20 homes on land at

Prospect Farm, Swanage, as allocated in the Swanage Local Plan. It was intended that a formal planning application would be submitted during June 2017, and the Planning Authority had encouraged the developer to engage with/introduce the proposed scheme to the local community and the Town Council prior to submitting an application. The Chairman confirmed that, if the request was approved, the Committee would not be forming a view, or making a decision, at this stage, and also explained that the Town Council was only a consultee in respect of planning applications in the Parish of Swanage.

After a brief discussion, it was proposed by Councillor Poultney, seconded by Councillor Bonfield and RESOLVED UNANIMOUSLY:

That approval be given to the request for a pre-application meeting/presentation from Savills, David James Architects and Partners Ltd, and Bayview Developments, regarding a proposed residential housing development on land at Prospect Farm, Swanage.

At 6.35 p.m. p.m. the Chairman therefore invoked Standing Order No.1 p. so as to allow representatives from Savills, David James Architects, and Bayview Developments, to address the Committee, present the proposals, and respond to questions regarding the proposed development. During the presentation a layout plan of the site was displayed, which showed seven 'affordable' units (five flats and two 2-bed semis), along with thirteen detached dwellings for open market sale.

Committee Members thanked the representatives for the informative presentation, and the meeting reconvened at 6.55 p.m.

4) Plans for consideration

Delegated Applications

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

That Items 13. and 16. on the 'Plans for Consideration' list be brought forward to Items 4. and 5.

- # 6/2017/0088 **Plot 104A, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Erection of decking.
Miss Ogden
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.
- # 6/2017/0095 **Plot 180A, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Erection of decking.
Miss Ogden
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.

- # 6/2017/0101 **Plot 46A, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Erection of decking.
Miss Ogden
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.
- # 6/2017/0184 **Plot 225, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Erection of decking
Miss Ogden
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.
- # 6/2017/0192 **Plot 42, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Erection of decking.
Mr Hutchinson
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.
- 6/2017/0139 **53A Queens Road, Swanage, BH19 2EN**
Demolition of existing dwelling and garages, and erect replacement dwelling with integral garage and pool.
Mrs Johnson
(Deferred from 3rd April 2017 Meeting)
OBSERVATION: Recommend refusal on the grounds that the proposed development is inconsistent with the character of the 'Low Density Residential' areas as defined in the Swanage Townscape Character Appraisal, replacing a more modest dwelling with pitched roofs with a building of oppressive mass which would dominate both the street scene and neighbouring dwellings. Further concerns are raised regarding the

potential adverse impact on neighbour amenity, overlooking and loss of privacy, and the fact that although the property is not situated within the Swanage Conservation Area, it is situated in very close proximity to it, and also to a Listed Building.

- 6/2017/0155 **4 and 5 Seymer Place, Seymer Road, Swanage, BH19 2AJ**
Removal of conservatory, and creation of internal openings, to create one dwelling.
Lord Phillips
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report.
- 6/2017/0163 **17 Kingswood Close, Swanage, Dorset, BH19 2SP**
Erect decking to rear of the dwelling.
Mr Blackman
OBSERVATION: No objection.
- 6/2017/0165 **Rosslyn House, 134-136 High Street, Swanage, BH19 2PA**
Variation of condition 2 of planning permission 6/2016/0491 (continuation of use of premises as four x 1-bed and one x 2-bed flats) to make internal and external changes to create three x 2-bed and two x 1-bed flats, including insertion of dormer window to rear, and removal of external staircases.
Bournemouth Churches Housing Association
OBSERVATION: No objection.
- 6/2017/0170 **1 Salisbury Road, Swanage, BH19 2DY**
Erect garage, and associated works.
Mr & Mrs Gregg
OBSERVATION: No objection.
- * 6/2017/0174 **5 Walrond Road, Swanage, Dorset, BH19 1PB**
Erect a single storey rear extension.
Mr Rutter
OBSERVATION: No objection.
- 6/2017/0176 **Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH**
Demolition of existing detached dwelling, and replacement with three flats and associated parking.
Mr & Mrs Elsom
OBSERVATION: Recommend refusal on grounds of flood risk, coastal change, and sea defence, as set out in Policy FR of the PLP1, the site is within an area which has been identified in the Poole and Christchurch Bays Shoreline Management Plan as a vulnerable area and likely to be susceptible to erosion and instability. Members also referred to the District Council's Swanage North Beach Cliffs Site Inspection Report, undertaken by Halcrow in May 2013.
Concerns are raised regarding the potential adverse impact on neighbour amenity at 4a Ulwell Road, loss of sunlight, overshadowing, and loss of outlook. The proposed building is considered to be intrusive, and out of keeping with the streetscene/character of the area, 'Large Buildings – Mixed' as defined in the Swanage Townscape Character Appraisal Part 04.11. Concerns are also raised regarding traffic generation and road/pedestrian safety, namely:
- Vehicle access to/from the proposed parking area will be over a

public footway leading to/from the Main Beach area, North Beach car park, and hotel/holiday accommodation areas, and which has a very high footfall throughout the year.

- Obstructed/limited view for drivers leaving the property due to the new boundary walls being higher than the cars on both sides, drivers would have to back out quite a distance to see oncoming traffic.
- The property is situated near to a bend on a busy main road into the town, with high numbers of visitor traffic going to/arriving from the Sandbanks Ferry and Studland Beach areas, and which is also the busy No. 50 bus route to/from Bournemouth which runs seven days per week, the number/frequency of buses increasing daily during the peak season.
- Further concerns are raised that Dorset Highways has made no comment regarding pedestrian/road safety, or provided any advice on mitigation of the same.

6/2017/0177

112 Priests Road, Swanage, BH19 2RR

Erection of a part two storey, part single storey, side/rear extension.

Mr & Mrs Blackwood

OBSERVATION: No objection, subject to mitigation of neighbours' concerns raised regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy, and overshadowing and loss of sunlight.

* 6/2017/0182

Lawful Development Certificate

Herston Yards Farm, Washpond Lane, Ulwell, Swanage, BH19 3DJ

Use of land for camping and caravanning, to include stationing of shower block, toilet blocks, electric hook-ups, fire points, and other equipment.

Mr Farmer

Lawful Development Certificate - for information only.

* 6/2017/0187

28 De Moulham Road, Swanage, BH19 1NY

Replacement of existing garage.

Mr O'Hanlon

OBSERVATION: No objection.

6/2017/0188

The Wellington Clock Tower, The Haven, Peveril Point Road, Swanage, BH19 2BB

Maintenance and repair of clock tower.

Swanage Flat Management Co Limited

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

6/2017/0198

Longdown, 27 Burlington Road, Swanage, BH19 1LT

Outline planning permission for a new ancillary building to the existing hotel.

Messrs Puddepha

OBSERVATION: No objection.

6/2017/0199

72 Higher Days Road, Swanage, BH19 2LB

Erect single storey rear extension, and raising and enlargement of roof to create habitable roof space.

Mr & Mrs Youngs

OBSERVATION: Recommend refusal on the grounds that the proposal is

out of keeping with the street scene, the surrounding bungalows are all single storey, situated on the brow of a hill, and the proposed development would be over dominating. Concerns are also therefore held regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.

- 6/2017/0208 **19 Institute Road, Swanage, BH19 1BU**
Change of use from A2 Financial Services to mixed use (A1 and A3) at the ground floor and a single C3 dwelling to the upper floors.
Miss Wilson
OBSERVATION: No objection.
- 6/2017/0230 **7 Purbeck Terrace Road, Swanage, BH19 2DE**
Erection of a two storey side extension involving demolition of garage.
Mr & Mrs Norman
OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy. (At the time of the meeting no neighbour letters/comments had been issued/received by the Planning Authority.)

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 *.

5) Applications for tree works - opportunity to raise any matters of concern

There were no matters raised on this occasion.

Consultation

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

a) Purbeck District Council (PDC) – Public Consultation on minor amendments to the Purbeck Community Infrastructure Levy (CIL) Priorities for Spending (Regulation 123 list)

It was reported that PDC was proposing some minor amendments to the Purbeck CIL Priorities for Spending (Regulation 123 List) to widen the priority projects to include all Habitats Regulations requirements. The amendments would not influence the CIL rates.

After a brief discussion, it was proposed by Councillor Bonfield, seconded by Councillor Harris and RESOLVED UNANIMOUSLY:

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

b) The 'Future of Localism' – Public Consultation

It was reported that Locality (a national network of community-led organisations), in association with Power to Change (an independent charitable trust), had launched a new Commission on the Future of Localism and was inviting responses from organisations and individuals who were interested in localism, communities, and neighbourhoods. The Commission would be investigating evidence across three key themes, and would be considering how to ensure that greater powers were held at a neighbourhood level.

A brief discussion ensued, and concerns were raised regarding the potential impact of

expected governmental changes (devolution). Committee Members agreed that the Town Council was keen to optimise its role within the community, however, Councillors remained sceptical as the Council had yet to see any tangible benefits resulting from the Localism Act 2011.

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

That a response be sent to Locality confirming that the Town Council is keen to optimise its role within the community, but that the Council has yet to see any tangible benefits resulting from the localism agenda.

7) Items of Information and Matters for Forthcoming Agendas

- a) **One-way roundabout, Ulwell Road/Redcliffe Road, Swanage – consideration of new road safety measures** - a request was made to include this matter on the agenda of the next Transport Committee Meeting.
- b) **Planning application No. 6/2017/0178, Bay View Court, 7 Cluny Crescent, Swanage** – a new planning application had been submitted to the Planning Authority to demolish the existing block of seven flats at 7 Cluny Crescent, and replace with a new block of ten flats. The application would be included on the agenda of the next Planning and Consultation Committee Meeting being held on 5th June 2017, and would also be considered at a future PDC Planning Committee Meeting.

8) Date of next Meeting

The date of the next meeting had been scheduled for Monday 5th June 2017 at 6.30 p.m.

The meeting closed at 8.20 p.m.
