

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 3<sup>rd</sup> OCTOBER 2016** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M P Bonfield

Swanage Town Council

Councillor T J Morris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Miss N Clark

Management Support Officer

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

**Public Participation Time**

There were no matters raised.

**1) Apologies**

Apologies for their inability to attend the meeting were received from Councillors Lejeune and Poultney.

**2) Declarations Of Interest**

Members were invited to declare their interests and 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 Nos. 6/2016/0373 47 Rabling Road, Swanage, BH19 1ED, 6/2016/0486 The Pier Head, 1 High Street, Swanage, BH19 2AQ, and 6/2016/0491, Rosslyn House, 134-136 High Street, Swanage, BH19 2PA – 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 these applications would be considered at a future Planning Committee Meeting.

**Agenda Item No. 6) Licensing** - Old Stables, 37 Commercial Road, Swanage, BH19 1DF - application for a new premises licence – Councillors Morris and Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being Members 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**

During item 3 the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting a number of times so as to allow members of the public to address the Committee, and respond to questions regarding/relevant to planning applications on the agenda.

**Non Delegated Applications**

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

\* 6/2016/0373

**47 Rabling Road, Swanage, BH19 1ED**

Alterations and extension to existing dwelling to form 5 flats with associated parking.

Mr Lucas

**OBSERVATION:** Recommend refusal, considered to be overdevelopment, out of keeping with the character of the 'Mixed Pre- and Post-war Housing' areas as defined in the Swanage Townscape Character Appraisal Part 04.12, and makes no provision for affordable housing. Concerns are also raised regarding the potential impact on neighbour amenity, overbearing/loss of privacy and light. The Committee would wish to reiterate previous concerns raised with the District Council regarding the infilling of gardens, and the potential adverse impact on nature conservation interests and biodiversity opportunities. Development should be in accordance with Policy STCD of the draft Swanage Local Plan Pre-submission Document.

Further concerns are raised regarding traffic generation and road safety in the service road, there are no footways for pedestrians, or passing places for vehicles. Whilst not a material planning consideration, the indiscriminate/illegal parking regularly seen in this area exacerbates these concerns, particularly the access to and from the service road from Northbrook Road.

The Committee would also wish it to be noted that some neighbours in close proximity to the property had commented that they had not been consulted on the application.

6/2016/0486

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

Demolish existing outbuildings, and partial demolition of Pier Head, and erect 6 dwellings with associated parking and landscaping; form new vehicular access.

Storer (Coventry) Ltd

**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.

Committee Members also wished to record their support of the District Engineer's report comments, the Design and Conservation Officer's report comments, and the Environment Agency's letter of objection.

6/2016/0491

**Rosslyn House, 134-136 High Street, Swanage, BH19 2PA**

Change of use from hostel to four one-bedroom and one two-bedroom residential units.

Bournemouth Churches Housing Association

**OBSERVATION:** No objection.

## Delegated Applications

- 6/2016/0357      **24 Princess Road, Swanage, BH19 1JQ**  
Erect single storey rear extension.  
Mr Speight  
**OBSERVATION:** No objection.
- 6/2016/0498      **Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH**  
Demolition of existing detached dwelling and replacement with three flats and associated parking. Create vehicular access.  
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 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, and the property is situated near to a bend on a busy main road into the town
  - Further concerns are raised that Dorset Highways has made no comment regarding pedestrian/road safety, or provided any advice on mitigation of the same
- 6/2016/0539      **17 Manor Road, Swanage, BH19 2BH**  
Demolish existing outbuilding, sever land, and erect dwelling with parking.  
Mr Shepherd  
**OBSERVATION:** No objection, subject to adherence with the County Highway Authority's recommendations when received. However, the Committee would wish to reiterate previous concerns raised with the District Council regarding the infilling of gardens in the immediate area, and the potential adverse impact on nature conservation interests and biodiversity opportunities. Development should be in accordance with Policy STCD of the draft Swanage Local Plan Pre-submission Document.
- 6/2016/0556      **4 Springfield Road, Swanage, BH19 1HD**  
Create dropped kerb.  
Mr & Mrs Carvisiglia

**OBSERVATION:** No objection, however, the Committee would wish it to be noted that the application form incorrectly states that the site is not within an area at risk of flooding: please see the Environment Agency's Flood Map which shows that the site is situated in Flood Zone 3 and is within 20 metres of a watercourse (Kings Road West Stream).

\* 6/2016/0560

**46 Rabling Road, Swanage, BH19 1EG**

First floor side extension.

Ms Shepherd

**OBSERVATION:** No objection, subject to clarification that neighbour consultation had taken/would take place (which was not evident from the planning application system on 3/10/2016) and that any neighbour concerns raised would be appropriately considered.

6/2016/0566

**The Haven, Peveril Point Road, Swanage, BH19 2BB**

Maintenance and repair of clock tower.

The Haven Maintenance Committee

**OBSERVATION:** No objection.

**Items for information only**

EA2/2016/0002

**Environmental Impact Assessment Scoping Opinion**

ElIASO

**Pines Hotel, 34-36 Burlington Road, Swanage, BH19 1LT**

Construction of 45 Nos. beach huts in three tiers with associated landscaping and facilities. Two to be used as toilets.

Messrs Puddepha

**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 document and to determine the Council's preferred method of response:**

**a) 2017/18 Local Government Finance Settlement Technical Consultation Paper – Council Tax Referendum Principles for Town and Parish Councils**

It was reported that the Department for Communities and Local Government was seeking views on proposals for the local government finance settlement for 2017/18, which included Council tax referendum principles for parish and town councils. It was noted that questions 3 to 7 were applicable.

A discussion ensued and concerns were raised which included the following:

- The potential impact of expected governmental changes (devolution).
- Town and Parish Councils were currently unaware of what services would be passed down to them, and it was therefore felt that such a consultation/any proposed changes should be considered after devolution
- That a 'cap' was unfair – comments were made about the considerable difference in size of Town and Parish Councils, and the services/facilities provided by them

- Referendum costs – potential cost to local residents, considered to be a waste of public resources
- The potential impact of BREXIT, which was currently unknown
- Lack of expertise of Committee Members to comment on the technical aspects of the consultation paper

Committee Members were in agreement that the Town Clerk should be consulted/involved in the formulation of a response to the consultation, and it was therefore proposed by Councillor Bonfield, seconded by Councillor Whitwam and **RESOLVED UNANIMOUSLY:**

That delegated authority be given to the Town Clerk to use Councillors' comments to formulate the Council's response to the consultation, to be reviewed and authorised by Committee Members before submission to the Department for Communities and Local Government.

### **Licensing**

Further to their declarations of interest under Minute No. 2), Councillors Morris and Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

#### **6) Old Stables, 37 Commercial Road, Swanage, BH19 1DF - application for a new premises licence**

A copy of the Premises Licence application had been provided to Committee Members for their information. The premises were currently used for retail purposes, and change of use to a bar/café was proposed. Comments were therefore being invited by the District Council under the four licensing objectives.

In view of the declarations of interest above, the Meeting was declared as inquorate for consideration of this item. As the closing date for comments was 12<sup>th</sup> October 2016, Members were therefore requested to consider responding individually to the District Council if deemed appropriate.

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

- a) **Dorset County Council – proposals for increased on-street parking charges in Station Road and Shore Road** – further to Minute No. 5. a) of the Planning and Consultation Committee Meeting held on 5<sup>th</sup> September 2016, a letter had been sent to Dorset Highways raising the Committee's concerns regarding the proposed increases. A reply had been received acknowledging the concerns raised, confirming that consideration would be given to retention of the 20 pence parking charge for 15 minutes in Station Road, and to reducing the proposal for the one hour charge in Station Road to £1.40 in the summer, and 80 pence in the winter. It was reported that a review meeting was being arranged between Parking Services and the Town Council.
- b) **Advice of new planning applications for the Swanage area and changes to the District Council's administration procedures** – concerns were raised regarding the outsourcing of the validation of new planning applications, and the recent non-receipt of advice of some new applications. It was explained that PDC was currently undergoing a range of staffing and process changes, and would be in a period of transition as the changes were implemented, which included the recruitment of new technical support staff. PDC's General Manager had advised that officers were working hard to ensure that the transition was as smooth as possible, with disruption kept to a minimum. However, if any unacceptable delays or problems were experienced, contact should be made with the Development Control Manager or the General Manager accordingly.

- c) **Transport Committee Meeting 12<sup>th</sup> October 2016** – requests were made to include the following items on the agenda of the next Transport Committee Meeting:
- Exploration of the introduction of electric vehicle charging points into Town Council car parks - update
  - Traffic congestion on the A351

8) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 7<sup>th</sup> November 2016 at 6.30 p.m.

The meeting closed at 8.10 p.m.

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