

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 4th JANUARY 2016** at **6.30 p.m.**

Chairman: -

Councillor S Poultney

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Miss N Clark

Management Support Officer

Public Participation Time

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

The following matters were raised during Public Participation Time:-

- Feedback requested from the recent meeting held with residents to discuss the proposed Panorama Road safety measures.
- Query raised as to whether a meeting would be held between the Town Council and Infrastrata representatives during January 2016.
- Concerns raised regarding the possible redevelopment of a property in Streche Road, the scale of the development and the adverse impact this may have on neighbour amenity, overlooking and loss of privacy, and the character and appearance of the area. Further concerns were raised regarding aspects of the current District Council (PDC) planning process and comments made about the limited number of neighbours consulted. The Chairman confirmed that this matter would be followed up with PDC.
- Confirmation requested that, as appropriate, Committee Members, in conjunction with PDC Planning Officers, gave full and proper consideration to the potential loss of a public view when commenting on planning applications in the Swanage area.

1) Apologies

There were no apologies to report for inability to attend the meeting.

2) Declarations Of Interest

Members were invited to declare their interest under the Code of Conduct as defined by regulations made under section 30 (3) of the Localism Act 2011, and requests for Grants of Dispensations in respect of Disclosable Pecuniary Interests.

There were no declarations to record on this occasion.

3) Plans

Under the Code of Conduct, Members declared a formal interest in the capacity of Corporate Trustee of the De Moulham Estate Trust in applications relating to the Trust.

Delegated Applications

6/2015/0535

53 Queens Road, Swanage, BH19 2EN

Erect garage extension and first floor extension with balcony to garage to form annexe.

Miss Pestana

OBSERVATION: Recommend refusal, considered to be overdevelopment and out of keeping with the street scene. Concerns were also expressed regarding the potential adverse impact on neighbour amenity, and overlooking and loss of privacy to 53A and 55 Queens Road.

6/2015/0643

19 High Street, Swanage, BH19 2LP

Change of use of 1st and 2nd floors from storage to four flats.

Mr Larter

OBSERVATION: Recommend refusal on grounds to preserve or enhance the character and appearance of the Conservation Area, and makes no provision for affordable housing.

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

6/2015/0712

95 Bay Crescent, Swanage, BH19 1RD

Alterations and additions to form family room/kitchen and porch.

Mr & Mrs Stevens

OBSERVATION: No objection, subject to compliance with the District Engineer's report.

6/2015/0715

28 Moor Road, Swanage, BH19 1RG

Demolish existing conservatory and erect single storey side extension, and erect porch to front elevation.

Mr Frith

OBSERVATION: No objection.

6/2015/0716

10 Streche Road, Swanage, BH19 1NF

Raise roof height and erect extension to provide first floor accommodation with dormer window, rooflights and balcony. Form additional vehicular access.

Lammerva Ltd

Following a discussion, at 6.52 p.m. the Chairman invoked Standing Order No.1 p. so as to allow the Chairman to address members of the public and ask questions relevant to the planning application.

The meeting re-convened at 6.54 p.m.

OBSERVATION: Recommend refusal, considered to be overdevelopment and out of keeping with the street scene. Concerns were also expressed regarding the potential adverse impact on neighbour amenity, overbearing/overshadowing, overlooking and loss of privacy.

6/2015/0727

37 Commercial Road, Swanage, BH19 1DF

Change of use to convert part of existing building to a flat.

Mr Hovey

OBSERVATION: Committee Members wished to record their support of the Principal Planning Officer's Pre-application Advice report comments and observations, and recommend refusal on grounds of the multiple planning issues identified, as documented on pages 3, 4 and 5 of the report.

- 6/2015/0740 **1 Shore Road and 2-6 Station Road, Swanage, BH19 1AB**
Change of use from Use Class A3 (Restaurants and cafes) to a mixed use of Use Class A3 (Restaurants and Cafes) and Use Class A5 (Hot food takeaways). Alterations to shop frontage.
BVL Retail
OBSERVATION: No objection, subject to a clear and robust statement on the management of takeaway rubbish.
- 6/2015/0741 **1 Shore Road and 2-6 Station Road, Swanage, BH19 1AB**
Erect internally illuminated frontage and projecting signs.
BVL Retail
OBSERVATION: No objection, subject to adherence with Planning Officer guidance and/or any conditions regarding signage.
- 6/2015/0751 **48 Ulwell Road, Swanage, BH19 1LN**
Demolish existing garage, erect new garage, single storey side extension and two storey rear extension.
Mr & Mrs Sutton
OBSERVATION: No objection.
- 6/2015/0754 **22 Hill Road, Swanage, BH19 1RH**
Erect first floor extension.
Mr Thompson
OBSERVATION: No objection.

Items for information only

- 6/2015/0718 **Swanage Bay, Swanage**
Construct new Water Park consisting of an inflatable assault course. Consultation by the Marine Management Organisation Ref - MLA/2015/00440.
Miss Turner

The following application was not discussed by the Committee as it was considered that a conflict of interest existed, given that the Town Council was the owner of the land within, or directly affected by, the application.

- 6/2015/0744 **Swanage Town & Herston FC, Bonfields Avenue, Swanage, BH19 1NN**
Replacement of 3 no. existing antennas with 6 no. new antennas. Installation of 2 no. new equipment cabinets on new concrete foundation, installation of 1 no. meter cabinet plus ancillary works.
CTIL & Vodafone Ltd

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

There were no matters raised on this occasion.

5) Items of Information and Matters for Forthcoming Agendas

a) South Western Rail Franchise – Stakeholder Consultation

Further to Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 7th December 2015, Members had now reviewed the list of consultation questions. A brief discussion ensued and the general consensus was that Members did not have sufficient specialist knowledge of this subject, and felt unable to comment

further on the document at this time. Councillor Whitwam advised the Committee that the next meeting of the Purbeck Community Rail Partnership was to be held on 26th January 2016 and, before submitting the Town Council's consultation response form, that it may be prudent for the Partnership to review the consultation document and questions at that meeting, and report back to the Committee with any comments or advice. All Members were in agreement with this and, as the consultation did not close until 9th February 2016, it was AGREED:

That Councillor Whitwam provides details of the South Western Rail Franchise Stakeholder Consultation to the Purbeck Community Rail Partnership for discussion at their meeting on 26th January 2016, and reports back to the Planning and Consultation Committee at the next meeting being held on 1st February 2016.

6) Date of next Meeting

The date of the next meeting had been scheduled for Monday 1st February 2016 at 6.30 p.m.

The meeting closed at 7.40 p.m.
