

Minutes of a Meeting of the **PLANNING AND  
CONSULTATION COMMITTEE** held at the  
Town Hall, Swanage on **MONDAY, 5<sup>th</sup> DECEMBER  
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 S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Miss N Clark

Management Support Officer

There were five 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 for consideration – Delegated applications**

Planning application No's. 6/2016/0693 9 Cauldron Crescent, Swanage, BH19 1QL, and 6/2016/0704 3 Hill Road, Swanage, BH19 1RH – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of the applicants.

Planning application No. 6/2016/0675 11 Priests Road, Swanage, BH19 2RG – 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 the application would be considered at a future Planning Committee Meeting.

There were no other declarations to record on this occasion.

**Planning**

**3) Plans**

**Delegated Applications**

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

That Item 10. on the Planning List be brought forward to Item 1.

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.

6/2016/0675

**11 Priests Road, Swanage, BH19 2RG**

Erect detached garage with parking area at front of property.

Mr & Mrs Ellison

Following discussions, the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to address the Committee, and respond to questions regarding/relevant to the planning application.

**OBSERVATION:** Recommend refusal on the grounds that the proposed development blurs the definition of the streetscene, as described in the Townscape Character Appraisal, Mixed Pre- and Post-war Housing. The Committee would wish it to be noted that it reiterates its previous comments made, and feels that these remain relevant to this new application, as detailed below. Also, although not material planning considerations, further concerns were raised as follows:

- Occupiers of some nearby properties had not been informed/consulted regarding this new application
- Although the property was not situated within the Swanage Conservation Area, it was situated in very close proximity to the Conservation Area (lower Priests Road at the junctions with Cowlease and High Street) and it was felt that the proposed building would have a detrimental impact on the setting of the area

**8<sup>th</sup> August 2016 – Application No. 6/2016/0409**

**OBSERVATION:** Recommend refusal. Major concerns are expressed regarding the scale of the proposed building, the layout and density of building design, and its visual appearance, which is considered to be wholly out of keeping with the street scene. Further concerns were raised regarding the overbearing height of the building, and the potential adverse impact on neighbour amenity, loss of sunlight, overshadowing, loss of outlook, and loss of privacy.

The Committee also wished to record its concerns regarding possible future conversion to residential use, and that this application must not be regarded as setting a precedent for future planning applications for the conversion of garages to living accommodation in the vicinity.

It was further proposed by Councillor Bonfield, seconded by Councillor Harris and **RESOLVED UNANIMOUSLY:**

That the Planning Authority be requested to reassign Planning Application 6/2016/0675 to the District Council's Planning Committee for consideration at a future Planning Committee Meeting.

Councillor Morris agreed to raise this matter on the Committee's behalf.

6/2016/0534

**St Mark's, Bell Street, Swanage, BH19 2SA**

Minor material amendment to planning permission 6/2015/0163

(Demolish modern extensions, convert existing school into four apartments, erect six dwellings and lay out car parking and circulation area; form new vehicular and pedestrian accesses) to make changes to windows.

The Broadwey Group

**OBSERVATION:** No objection.

- 6/2016/0583     **53 Queens Road, Swanage, BH19 2EN**  
 Variation of conditions 2, 11, and 13 of planning permission 6/2009/0733 (Demolish existing buildings and erect two 4-bedroom dwellings with second floor balconies, and associated parking; form new vehicular access) to allow balconies with privacy screens.  
 Mrs Pestana  
**OBSERVATION:** Recommend refusal, concerns are again raised regarding the potential adverse impact on neighbour amenity, overlooking, and loss of privacy of neighbouring properties. It was strongly felt that conditions 2, 11, and 13 of PA 6/2009/0733 were originally put in place to protect the residential amenity of neighbouring residents, and that this new application does not overcome the original concerns as above.
- 6/2016/0584     **8 Cluny Crescent, Swanage, BH19 2BS**  
 Convert existing dwelling into two separate dwellings.  
 Mr Helas  
**OBSERVATION:** No objection, subject to adherence to the Design and Conservation Officer's report.
- 6/2016/0585     **168A High Street, Swanage, BH19 1HA**  
 Erect single storey extension.  
 Mrs Gray  
**OBSERVATION:** No objection.
- 6/2016/0620     **17 Newton Road, Swanage, BH19 2EA**  
 Amendments to include: extension of hipped roof to form gables, insertion of dormer window in rear roof slope, roof lights in the front, replacement of existing roof covering with slate tile, insertion of bi-fold doors, and erection of porch.  
 Mr Collis  
 (Deferred from 7<sup>th</sup> November 2016 Meeting)  
**OBSERVATION:** No objection.
- \* 6/2016/0623     **Flat 4, Bon Accord, 9 Victoria Avenue, Swanage, BH19 1AJ**  
 Extending the height of the lift shaft on the roof.  
 Bon Accord Residents Company Ltd  
 (Deferred from 7<sup>th</sup> November 2016 Meeting)  
**OBSERVATION:** No objection.
- 6/2016/0643     **38 Ulwell Farm Caravan Park, Ulwell Road, Swanage, Dorset, BH19 3DE**  
 Construction of timber decking.  
 Mrs Stobart  
**OBSERVATION:** No objection.
- 6/2016/0644     **18 Ulwell Farm Caravan Park, Ulwell Road, Swanage, Dorset, BH19 3DE**  
 Construction of timber decking  
 Mr Ware  
**OBSERVATION:** No objection.
- \* 6/2016/0647     **27 D'Urberville Drive, Swanage, BH19 1QN**  
 Erection of a single storey extension to south western corner of bungalow.  
 Mr & Mrs Furniss  
**OBSERVATION:** No objection.

- 6/2016/0679     **97 Bay Crescent, Swanage, BH19 1RD**  
 Erect side and rear extensions, and alterations to existing detached dwelling.  
 Mr & Mrs Jones  
**OBSERVATION:** No objection.
- 6/2016/0680     **18 Hill Road, Swanage, BH19 1RH**  
 Removal of existing conservatory, raise ridge height to provide additional first floor accommodation with dormer window and Juliet balcony.  
 Mr & Mrs Arnold  
**OBSERVATION:** No objection, subject to mitigation of neighbour concerns regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.
- 6/2016/0684     **10 Institute Road, Swanage, BH19 1BX**  
 Demolish store and erect two storey dwelling.  
 Mrs Woolston  
**OBSERVATION:** No objection.
- 6/2016/0685     **1 Salisbury Road, Swanage, BH19 2DY**  
 Erect detached garage and associated works.  
 Mr Beasley  
**OBSERVATION:** Recommend refusal. Concerns are expressed regarding the inappropriate scale of the proposed development. The Committee would also wish it to be noted that it reiterates its previous comments made, and feels that these remain relevant to this new application, as detailed below. Further concerns are raised that the proposed building would potentially have a greater detrimental impact on the visually important street scene, more so than the existing planning permission held for a paved area only.

**4<sup>th</sup> April 2016 - Application No. 6/2016/0169**

**OBSERVATION:** Recommend refusal. Considered to be overdevelopment. Concerns were expressed regarding the inappropriate scale of the proposed paved area, and capacity of physical infrastructure in relation to drainage and previous flooding issues experienced in the area. Concerns were also raised regarding highway safety and traffic generation, the site being situated on a corner with restricted views, and the fact that the road was maintained as a footpath. Further concerns were raised regarding the potential detrimental impact on the visually important street scene, inconsistent with the character of the Swanage Lanes area as defined in the Swanage Townscape Character Appraisal, and reduction in neighbourhood amenity.

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

- \* 6/2016/0693     **9 Cauldron Crescent, Swanage, BH19 1QL**  
 Alterations and extensions to house including: demolition of first floor Balcony, and erection of a flat roofed single storey rear extension, alterations to first floor windows in front and rear elevations, two further ground floor windows in southern side of building, and cladding of all sides of the house with weatherboarding.  
 Mr & Mrs Humpherson

**OBSERVATION:** No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.

- 6/2016/0702    **21 Argyle Road, Swanage, BH19 1HZ**  
Erection of a single storey rear extension, and a first floor rear extension.  
Mr Dercole  
**OBSERVATION:** No objection.

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

- 6/2016/0704    **3 Hill Road, Swanage, BH19 1RH**  
Demolish two existing garages, and erect single storey extension with chimney.  
Mrs Fawcett  
**OBSERVATION:** No objection.

**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.

**5) Items of Information and Matters for Forthcoming Agendas**

- a) **Public Consultation - NHS Dorset Clinical Commissioning Group – Dorset's Clinical Services (DCS) Review** – a link to the consultation documents and online questionnaire was provided to Committee Members for information purposes. The deadline for responses was 28<sup>th</sup> February 2017, and it was agreed that the consultation/questionnaire would be discussed further at the next Committee Meeting. Details of the consultation would also be sent to all other Town Councillors, to give Councillors the opportunity to raise any comments/provide input to the questionnaire, along with an invitation to attend the next meeting to take part in discussions if they so wished. It was reported that a consultation drop-in event was being held in Swanage on 17<sup>th</sup> January 2017 at the Emmanuel Baptist Church, from 2.00 p.m. to 8.00 p.m.
- b) **Reshaping your councils – consultation response reports on unitary proposals for Dorset** - it was reported that the consultation results had now been published. The results had shown clear backing for change to local government structures in Dorset. A press release had been issued by the District Council, and the reports were available online via: [www.reshapingyourcouncils.uk](http://www.reshapingyourcouncils.uk). The reports/evidence would now be considered separately by all nine Dorset councils during January 2017, to determine whether they supported change from nine councils to two. If an agreement were to be reached, a request would be made to the Secretary of State for Communities and Local Government, who would make the final decision. It was anticipated that any new councils would come into existence in April 2019.

**7) Date of next Meeting**

The date of the next meeting had been scheduled for Monday 9<sup>th</sup> January 2017 at 6.30 p.m.

The meeting closed at 8.00 p.m.