

6/2016/0460

2 Drummond Road, Swanage, BH19 2DX

Erect 5 detached dwellings with associated parking and garages (changes to layout, scale and access as previously approved under outline planning approval 6/2012/0568 – see amendment list in covering letter).

Derek Warwick Developments

OBSERVATION: Recommend refusal. The Committee feels that all material representations made by local residents regarding this, and previously approved, applications are relevant and should be given greater consideration/weight. The Committee continues to be deeply concerned about the execution of works to date. In representing local constituents, and in view of the material amendments now required, and changing ground levels which are evident at the development site, it feels that a further site inspection is warranted as soon as possible.

The Committee would also wish it to be noted that it reiterates its previous comments made, and feels that these remain relevant to the two new applications, as detailed below:

4th April 2016 - 6/2016/0135

OBSERVATION: Recommend refusal. These plans set out a uniform and unimaginative design which is out of keeping with the street scene of unique and individually designed properties, and inconsistent with the character of the Swanage Lanes area as defined in the Swanage Townscape Character Appraisal. It was felt that the combination of inappropriate glazing and the overbearing height of the buildings would lead to light pollution and overlooking/loss of privacy of neighbouring properties. It was strongly felt that steps should be taken to preserve historic features, including the Purbeck Stone boundary wall, and the historic trackway and grass verges in Drummond Road. Committee Members were deeply concerned with the execution of work that had taken place to date in this respect. Concerns were also raised regarding the capacity of physical infrastructure, and referred to previous flooding issues in this area. Members wished it to be noted that the Committee felt that greater consideration should be given to Drummond Road Frontagers Group's rights over the unadopted road. Further concerns were raised regarding the lengthy series of amendments made to the planning application, disparities seen between submitted plans, and Members also highlighted previously made objections and representations to these applications.

4th April 2016 - 6/2016/0163

OBSERVATION: Recommend refusal. The Committee reiterated/referred to its concerns raised in respect of connected planning application No. 6/2016/0135. Additional concerns were raised in respect of layout and density of building design, visual appearance, and inadequate/inappropriate landscaping. The Committee shared the concerns of neighbours that the proposed planting scheme would not make a positive contribution to local wildlife habitats, and that the development would increase water run-off.

6/2016/0461

Reserved Matters

2 Drummond Road, Swanage, BH19 2DX

Erect 5 detached dwellings with associated parking and garages (changes to appearance and landscaping as previously approved under reserved matters planning approval 6/2015/0336 – see amendment list

in covering letter).

Derek Warwick Developments

OBSERVATION: Recommend refusal. The Committee feels that all material representations made by local residents regarding this, and previously approved, applications are relevant and should be given greater consideration/weight. The Committee continues to be deeply concerned about the execution of works to date. In representing local constituents, and in view of the material amendments now required, and changing ground levels which are evident at the development site, it feels that a further site inspection is warranted as soon as possible.

The Committee would also wish it to be noted that it reiterates its previous comments made, and feels that these remain relevant to the two new applications, as detailed below:

4th April 2016 - 6/2016/0135

OBSERVATION: Recommend refusal. These plans set out a uniform and unimaginative design which is out of keeping with the street scene of unique and individually designed properties, and inconsistent with the character of the Swanage Lanes area as defined in the Swanage Townscape Character Appraisal. It was felt that the combination of inappropriate glazing and the overbearing height of the buildings would lead to light pollution and overlooking/loss of privacy of neighbouring properties. It was strongly felt that steps should be taken to preserve historic features, including the Purbeck Stone boundary wall, and the historic trackway and grass verges in Drummond Road. Committee Members were deeply concerned with the execution of work that had taken place to date in this respect. Concerns were also raised regarding the capacity of physical infrastructure, and referred to previous flooding issues in this area. Members wished it to be noted that the Committee felt that greater consideration should be given to Drummond Road Frontagers Group's rights over the unadopted road. Further concerns were raised regarding the lengthy series of amendments made to the planning application, disparities seen between submitted plans, and Members also highlighted previously made objections and representations to these applications.

4th April 2016 - 6/2016/0163

OBSERVATION: Recommend refusal. The Committee reiterated/referred to its concerns raised in respect of connected planning application No. 6/2016/0135. Additional concerns were raised in respect of layout and density of building design, visual appearance, and inadequate/inappropriate landscaping. The Committee shared the concerns of neighbours that the proposed planting scheme would not make a positive contribution to local wildlife habitats, and that the development would increase water run-off.

Delegated Applications

Further to his declaration of interest under Minute No. 2), Councillor Poultney left the room during consideration of the following item.

6/2016/0434

125 Victoria Avenue, Swanage, BH19 1BA

Sever land and erect a detached dwelling; form new vehicular access.
Mr Atherton

OBSERVATION: Recommend refusal, considered to be overdevelopment in a limited space, the site is on a corner plot and the

proposed dwelling would be out of keeping with the street scene. Concerns are expressed regarding highway safety, as the plot is located at two junctions, one of which is a main route into the town. The proposed parking arrangements are felt to be inadequate; on-street parking surrounding the existing dwelling is inappropriate in the interests of safety/would cause obstruction, with limited parking elsewhere.

The Committee would also wish to express its concerns regarding the close proximity of the proposed dwelling to a long-established garage business, the potential loss of sunlight to the business, and the potential for future complaints regarding noise or disturbance, odour and fumes, resulting from the existing/normal day to day operating functions of the business. The Committee would also like to point out that on the plans access to the proposed property would appear to be through an existing wall and across privately owned land at 123 Victoria Avenue, with pedestrian access over a tarmacked area at the front of the business premises, and not over a public footpath/pavement.

6/2016/0438 **The Co-operative Store, Kings Road West, Swanage, BH19 1HP**
Installation of automated cash dispenser with illuminated signage.
Cardtronics UK Ltd
OBSERVATION: No objection.

6/2016/0440 **Advertisement Consent**
The Co-operative Store, Kings Road West, Swanage, BH19 1HP
Installation of automated cash dispenser with illuminated signage.
Cardtronics UK Ltd
OBSERVATION: No objection.

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

6/2016/0444 **5 Cliff Place (Land adjacent to Olive Cottage), Swanage, BH19 2PL**
Refurbishment and alterations to existing building & erection of a new dwelling with a single garage. Demolition of existing porch to adjacent Olive Cottage.
Mrs Ferror

Following a discussion, at 7.00 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow a member of the public to address the Committee, and respond to questions regarding/relevant to the planning application.

OBSERVATION: No objection in principle to development of the site, subject to the mitigation of neighbour concerns regarding the potential overbearing height of the proposed building, overlooking, loss of privacy, daylight and sunlight, as encouraged to do so in the Planning Officer's Pre-application Advice Report dated 18th September 2015.

The Committee would also wish to express its own concerns regarding the scale, layout and density of building design, and visual appearance of the proposed dwelling, and that consideration should be given to a lower roof height, smaller two-storey property, which would be more in

keeping with/sympathetic to the Conservation Area, and its setting in close proximity to Listed Buildings. Further concerns are raised regarding the design, layout and room dimensions of the one-bed unit, and potential adverse effect on occupant amenity.

6/2016/0445
LISTED

Listed Building Consent

5 Cliff Place (Land adjacent to Olive Cottage), Swanage, BH19 2PL
Refurbishment and alterations to existing building & erection of a new dwelling with a single garage. Demolition of existing porch to adjacent Olive Cottage.

Mrs Ferror

OBSERVATION: No objection in principle to development of the site, subject to the mitigation of neighbour concerns regarding the potential overbearing height of the proposed building, overlooking, loss of privacy, daylight and sunlight, as encouraged to do so in the Planning Officer's Pre-application Advice Report dated 18th September 2015.

The Committee would also wish to express its own concerns regarding the scale, layout and density of building design, and visual appearance of the proposed dwelling, and that consideration should be given to a lower roof height, smaller two-storey property, which would be more in keeping with/sympathetic to the Conservation Area, and its setting in close proximity to Listed Buildings. Further concerns are raised regarding the design, layout and room dimensions of the one-bed unit, and potential adverse effect on occupant amenity.

6/2016/0464
LISTED

Listed Building Consent

3 Cliff Place, Swanage, BH19 2PL

To remove and clean existing stone tiles, fit new rubber shield light breather membrane, new treated battens, re-instate existing tiles on bed of sharp sand and natural hydraulic lime mortar. Upgrade the insulation using thermofleece lambs' wool.

Mr Bailey

OBSERVATION: No objection, subject to the queries raised in the Design and Conservation Officer's report being satisfactorily answered/addressed.

6/2016/0472

68 Queens Road, Swanage BH19 2EX

Demolish conservatory and insert two dormers to the existing dwelling; form new vehicular access. Erect detached dwelling with associated parking.

Mr & Mrs Littleton

OBSERVATION: No objection in principle, subject to mitigation of neighbour concerns regarding potential overlooking. However, the Committee would like to express major concerns 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.

6/2016/0482
LISTED

Listed Building Consent - 16 Bell Street, Swanage, BH19 2SA

Fit a 450mm roll top chimney pot with rain cowl and bird guard with flexible flue liner.

Mr Mooney

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

- # 6/2016/0496 **Plot 241, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
Extend existing timber decking.
Mr Andrade
OBSERVATION: No objection.
- 6/2016/0497 **44 Ulwell Road, Swanage, BH19 1LY**
Erect single storey rear extension and front porch.
Mrs Diffey
OBSERVATION: No objection, subject to mitigation of neighbour concerns regarding intended use of the proposed extension.
- 6/2016/0508 **The Pier, High Street, Swanage, BH19 2AW**
Refitting existing Grade II Listed gents WCs on Swanage Pier to provide an accessible WC and shower room, two unisex WCs, and urinals.
Swanage Pier Trust
OBSERVATION: No objection, subject to compliance with the Design and Conservation Officer's Report.
- 6/2016/0509 **Listed Building Consent**
LISTED **The Pier, High Street, Swanage, BH19 2AW**
Refitting existing Grade II Listed gents WCs on Swanage Pier to provide an accessible WC and shower room, two unisex WCs, and urinals.
Swanage Pier Trust
OBSERVATION: No objection, subject to compliance with the Design and Conservation Officer's Report.
- 6/2016/0514 **The Swanage School (formerly land at the Swanage Middle School), High Street, Swanage, BH19 2PH**
Retain 186 photovoltaic panels on two south facing roof slopes generating 49kW of energy. (Retrospective)
Dorset Community Energy
OBSERVATION: No objection.

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

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) Dorset County Council – proposals for increased parking charges in Station Road and Shore Road

It was reported that DCC was considering proposals to increase on-street car parking charges throughout the county, and included Shore Road and Station Road in Swanage.

The proposed increases had been advised as follows:

- **Station Road – Summer Tariff**
 - 1) Currently 20p for 15 minutes; proposed 30p for 15 minutes.
 - 2) Currently 60p for 30 minutes; proposed 70p for 30 minutes.
 - 3) Currently £1-20 for 1 hour; proposed £1-80 for 1 hour.
- **Station Road – Winter Tariff**
 - 4) Currently 20p for 15 minutes; proposed 30p for 15 minutes.
 - 5) Currently 30p for 30 minutes; proposed 40p for 30 minutes.
 - 6) Currently 60p for 1 hour; proposed £1-50 for 1 hour.
- **Shore Road – Summer Tariff**
 - 7) Currently £1-80 for 1 hour; proposed £2-00 for 1 hour.
 - 8) Currently £3-40 for 2 hours; proposed £3-50 for 2 hours.
 - 9) Currently £6-40 for 4 hours; proposed £6-50 for 4 hours.
 - 10) Currently £8-00 all day; proposed £8-00 all day (no change).
 - 12) Currently 50p overnight; proposed 60p overnight.
- **Shore Road – Winter Tariff**
 - 13) Currently £1-00 all day; proposed £1-20 all day.
 - 14) Currently 50p overnight; proposed 60p overnight.

Committee Members acknowledged that charges had not been increased for four years, however it was felt that some of the proposed increases were inconsistent and over-inflated, particularly Nos. 3) and 6). A discussion ensued and particular concern was expressed regarding the proposed increase to the Station Road winter tariff, as it was felt that this could discourage shoppers and disadvantage traders in the town centre.

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

That a letter be sent to Dorset County Council raising the Committee's concerns regarding the proposed increases to Nos. 3) and 6), along with a request that consideration is given to the retention of the existing 20 pence charge for 15 minutes in Station Road, which it feels should remain the same.

b) Purbeck Housing Allocation Policy Consultation 2016

It was reported that the current Dorset Home Choice Housing Allocations Policy was implemented on 17th December 2014. The five local authorities who used the common allocations policy had reviewed the policy and, as a result, Purbeck District Council (PDC) was proposing to make changes in the following areas:

- Who could apply to join the register
- 'Band' reasons through which applicants were prioritised on the housing register
- Changes to the way rural properties were allocated
- Actions that could arise if applicants did not bid for properties

PDC was seeking people's views on the proposals via an online questionnaire. A discussion ensued and concerns were raised regarding proposal 4 a) that applicants residing in HM Prison would be unable to join the housing register until within one month of their release date which was felt to be unreasonable, one Member having had experience of working with this type of applicant in the past, and commented on problems that had been encountered.

The consultation questionnaire was completed by Committee Members during the debate, and the answers would be submitted to PDC by officers accordingly.

6) Pan Purbeck Action Council (PPAC) – consideration of Town Council representation on the PPAC

Further to Minute No. 5) b) of the Planning and Consultation Committee Meeting held on 8th August 2016, it was reported that no nominations had been received for a Town Council representative for the PPAC.

A brief overview was given of PPAC action taken to date, and a short discussion ensued. Members were in agreement that the Town Council should continue to liaise with PPAC, via the Dorset Association of Town and Parish Councils, but not as a representative on the PPAC. It was therefore proposed by Councillor Poultney, seconded by Councillor Morris and RESOLVED UNANIMOUSLY:

That the Town Council continues to liaise with the Pan Purbeck Action Council via the Dorset Association of Parish and Town Councils.

7) Items of Information and Matters for Forthcoming Agendas

a) Local Government Reorganisation - Public Consultation 30th August to 25th October 2016

Details of proposals for local government reorganisation were provided for information purposes. It was reported that the nine principal councils in Dorset were collectively undertaking a public consultation on these proposals, which included reducing the number of councils from nine to two, as a way of cutting costs and protecting services in the future. There was an online consultation questionnaire available until 25th October 2016, and the councils were very keen to hear people's views on the proposals.

It was noted that there would be a series of 'roadshows' held across Dorset for local people to find out more about the proposals, the nearest being at the Co-op Supermarket in Swanage on Wednesday 21st September 2016, from 2.00 p.m. to 6.00 p.m., and at the Sainsbury Supermarket in Wareham on Saturday 15th October 2016, from 10.00 a.m. to 2.00 p.m.

The consultation would be considered by the Town Council at a future Monthly Council Meeting.

b) Dorset Association of Parish & Town Councils (DAPTC) - a reminder was given about the next Meeting of the DAPTC on 27th September 2016, which would be held at the Town Hall, Swanage.

8) Date of next Meeting

The date of the next meeting had been scheduled for Monday 3rd October 2016 at 6.30 p.m.

The meeting closed at 8.40 p.m.
