

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 6th FEBRUARY 2017** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor T J Morris

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Councillor C Finch

Swanage Town Council

Councillor G Green

Swanage Town Council

Councillor W Trite

Swanage Town Council

Dr M Ayres

Town Clerk – until 7.20 p.m.

Miss N Clark

Management Support Officer

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

Public Participation Time

The following matters were raised:

- Concerns raised regarding revised/resubmitted plans for the proposed redevelopment of Pier Head, High Street, Swanage, which included:
 - The existing poor condition of the site.
 - The removal of the previously approved retail provision on the ground floor of the proposed building, and the installation of a large stone wall/buttress next to the public footway.
 - The potential impact that the appearance and scale of the development on this pivotal site would have on the character of the Conservation Area.
 - The potential reduction in public amenity, public access, and loss of a public view.
- Concerns raised regarding the proposed redevelopment of the Purbeck Centre, Northbrook Road, Swanage, which included:
 - That the application was premature as the Swanage Local Plan had yet to be adopted.
 - That the proposed redevelopment should be considered in conjunction with the Reserved Matters application for the redevelopment of Land adjacent to Northbrook Road, and any proposed development of Northbrook Road west.
 - That the design of the proposed development would not be in keeping with the surrounding area (typically chalet/single storey bungalows), and do nothing to enhance the setting within the AONB.
- Concerns raised regarding the proposed redevelopment of Land adjacent to Northbrook Road, which included:
 - That the design was out of character with the built environment in the area.
 - That the allocation of affordable housing was inadequate.
 - Highway safety, traffic generation, and parking concerns in Northbrook Road.
- Concerns raised by Swanage Cricket Club regarding both the Purbeck Centre and Land adjacent to Northbrook Road applications, which included:
 - That the proposals for drainage would extend across the Cricket Club grounds, and that details of the drainage plans for the Purbeck Centre site were not available at the present time.

- The risk of cricket balls entering the new estates, and the potential adverse impact of this on the Club's future.
- Concerns were again reiterated regarding a proposed new detached garage and parking area at 11 Priests Road, Swanage, which included:
 - The scale/height of the building, and the potential adverse impact on neighbour amenity, loss of sunlight, overshadowing, and loss of privacy.
 - The infilling of Priests Road at its narrowest part, which was out of keeping with the Swanage Townscape Character Appraisal.
 - Comments made that the property was situated in very close proximity to the Swanage Conservation Area, and that the proposed building could have a detrimental impact on the setting of the area.
 - A request made for the application to be reassigned to the District Council's Planning Committee for consideration.

1) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Bonfield and 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.

Planning application Nos. 6/2016/0486 The Pier Head, 1 High Street, Swanage, BH19 2AQ, 6/2016/0753 Purbeck Centre, Northbrook Road, Swanage, BH19 1QE, and 6/2016/0769 Land adjacent to Swanage Grammar School, Northbrook Road, Swanage, BH19 1QE – 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 the applications would be considered at a future Planning Committee Meeting.

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

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 decision or vote.

6/2016/0486 **Reconsultation**

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

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

Storer (Coventry) Ltd

OBSERVATION: Defer for consideration at the next Planning and Consultation Committee meeting due to be held on 6th March 2017.

- * 6/2016/0753 **Purbeck Centre, Northbrook Road, Swanage, BH19 1QE**
 Demolition of the former Swanage Grammar School and ancillary buildings, and erection of 39 new dwellings with associated infrastructure.
 Welfare Dwellings Residential Care Ltd
OBSERVATION: No objection in principle to development of the site. However, the Committee would wish to raise the following concerns:
- That the design of the new dwellings must be appropriate for this location.
 - That the development should not have a detrimental impact on the adjoining Cricket Club, and that the developer should be encouraged to deploy appropriate mitigation measures, e.g. appropriate boundary fence, and toughened glass windows.
 - Capacity of physical infrastructure – that provision for appropriate drainage is in place given the proximity of the Ulwell Stream, and a request is made for the Planning Committee to undertake a site visit in this respect.

- * 6/2016/0769 **Reserved Matters application**
Land adjacent to Swanage Grammar School, Northbrook Road, Swanage, BH19 1QE
 Demolition of existing house, construction of residential development of 52 units (50/50 mix market and affordable housing) with access via Northbrook Road - Reserved matters application seeking approval for access, appearance, landscaping, layout and scale.
 Welfare Dwellings Residential Care Ltd
OBSERVATION: No objection to the design and layout of the development in principle. However, the Committee would wish to raise the following concerns:
- Impact on highway and pedestrian safety, resulting from traffic generation on Northbrook Road, near to the entrance to St Mary’s Primary School, and a need to provide adequate parking for the proposed new SANG opposite the development.
 - Whether a condition could be considered for the developer to fund a new cycleway in Northbrook Road.
 - Capacity of physical infrastructure – that provision for appropriate drainage is in place given the proximity of the Ulwell Stream.
 - A request is made for the Planning Committee to undertake a site visit in respect of the Committee’s highway safety and drainage concerns.

Delegated Applications

- 6/2016/0601 **SCA Trafalgar Dental Services, 118 Kings Road West, Swanage, BH19 1HS**
 Replacement of existing porch.
 Ms Lisicka
OBSERVATION: No objection.

- 6/2016/0612 **Retrospective application**
Unit 1, Ideal Skip Hire, Victoria Avenue Industrial Estate, Swanage, BH19 1AU
 Increase parking area to allow additional car parking, and alterations to hardstanding (Retrospective)
 Mrs Allen
OBSERVATION: No objection.

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 decision or vote.

6/2016/0675

Reconsultation

11 Priests Road, Swanage, BH19 2RG

Erect detached garage with parking area at front of property

Mr & Mrs Ellison

OBSERVATION: The Committee reiterates its previously submitted comments which remain relevant to this resubmitted application, along with a further comment that it is felt that the reduction in the size of the building is minimal, and fails to address the Committee's concerns regarding this proposal.

5th December 2016 – Application No. 6/2016/0675

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

8th 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.

At 7.20 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting to allow members of the public to leave the meeting.

- 6/2016/0687 **Resubmitted application**
Bull and Boat Restaurant, 2 Ulwell Road, Swanage, BH19 1LH
Part change of use from Use Class A3 (Restaurant) to Use Class C3 to form 4 x holiday apartments involving alterations to east elevation.
The Lightbown Partnership
OBSERVATION: Recommend refusal on grounds of flood risk, coastal change, and sea defence, as set out in Policy FR of the PLP1: please see the Environment Agency's Flood Map, Flood Zones 2 and 3, which shows that the proposed building is within an area at risk of flooding. The proposal for residential development is therefore not acceptable. Concerns are also raised regarding the lack of vehicular access to the four proposed holiday properties, traffic generation and highway/pedestrian safety. There are double yellow lines and a large hatched area at this location, near to a bend on a busy main road into the town, a public footway leading to/from the Main Beach area, and the slipway to Ocean Bay beach, all of which have a very high footfall throughout the year.
- Further concerns are raised regarding the possible future use of the permissive path in front of the proposed holiday properties, particularly with regard to obstruction of the footway (e.g. furniture, beach equipment), and potential adverse impact on pedestrians/beach hut users, and the important disabled access to this part of the beach.
- Committee Members also wished to record their support of the District Engineer's report, and the Environment Agency's letter of objection.
- * 6/2016/0737 **Harrow House International College, Harrow Drive, Swanage, BH19 1PE**
Replacement of existing telecommunications monopole, and installation of radio equipment cabinet.
EE Ltd & H3G Ltd
OBSERVATION: No objection.
- 6/2016/0746 **7 Exeter Road, Swanage, BH19 2BL**
Erect a single storey rear extension with terrace above, and first floor rear extension.
Mr Suttle
OBSERVATION: No objection.
- 6/2016/0757 **Mullions, 20 Ballard Estate, Swanage, BH19 1QZ**
Demolish lean to porch, erect glazed porch with decking area.
Mr Collins
OBSERVATION: No objection.
- * 6/2016/0781 **9 Wessex Way, Swanage, BH19 1QR**
Install rear dormer.
Mr Walker
OBSERVATION: No objection.
- 6/2016/0788 **48 Ulwell Road, Swanage, BH19 1LN**
Erect a log cabin in rear garden.
Mr Sutton
OBSERVATION: No objection.

- 6/2017/0007 **2 Moor Road, Swanage, BH19 1RF**
Demolish existing bungalow, erect new 3-bed chalet bungalow, with new vehicular access from Moor Road.
Mrs Mills
OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking or loss of privacy. (At the time of the meeting no neighbour letters/comments had been issued/received by the Planning Authority.)
- * 6/2017/0020 **Harrow House, Harrow Drive, Walrond Road, Swanage, BH19 1PE**
Convert and extend existing classrooms at roof level to form bedrooms.
Mr a'Barrow
OBSERVATION: No objection.
- 6/2017/0033 **Godlingston Manor, Washpond Lane, Ulwell, Swanage, BH19 3DJ**
Repair & replacement of roof using stainless steel pegs to affix stone tiles.
National Trust
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.

Consultation

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

a) Licensing Act 2003 - Purbeck District Council - Consultation on proposed amendment of the Statement of Licensing Policy regarding Temporary Event Notices

Purbeck District Council (PDC), as Licensing Authority, was currently consulting on a proposed amendment to its Statement of Licensing Policy with regard to Temporary Event Notices (TENs). It was explained that during the 2016 summer season, the Licensing Authority and PDC's Environmental Health Service had noted an increase in the number of complaints being received in respect of events held under TENs.

A brief discussion ensued, during which concerns were raised as to whether the proposed amendment would affect Swanage Regatta and Carnival events, which were considered to be important events for the town.

It was therefore agreed that these comments should be included on the consultation response form, and Officers would complete the form and return it to the District Council accordingly. Councillor Morris reported that the next Meeting of the District Council's Licensing Committee was being held on 2nd March 2017, and also agreed to bring the Committee's concerns to the attention of the Licensing Committee at that meeting.

6) Items of Information and Matters for Forthcoming Agendas

a) Mr A & Mrs C Rooke, The Rookery Guest House (currently the Danesfort), 3 Highcliffe Road, Swanage, BH19 1LW – application for a new premises licence

A copy of the Premises Licence application for the Rookery Guest House had been provided to Committee Members for their information. Comments were being invited

by the District Council under the four licensing objectives.

Following a brief discussion, Members agreed that being able to offer a bar service to clients was an important feature of a guest house business, and therefore had no further comments to make regarding this application.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 6th March 2017 at 6.30 p.m.

The meeting closed at 7.55 p.m.
