



Following discussions, at 6.35 p.m. and 6.50 p.m. 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. 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 Poultney and **RESOLVED UNANIMOUSLY:**

That the Planning Authority be requested to reassign Planning Application 6/2016/0409 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.

6/2016/0364

**8 Quayside Court, High Street, Swanage, BH19 2NT**

Replace four existing dormer windows with juliet balconies on north elevation, create new balcony on west elevation and alterations to existing balcony on east elevation.

Mr & Mrs Cochrane

**OBSERVATION:** The Committee has no objection to the proposed Juliet balconies on the north elevation of the building, or the internal alterations to the existing balcony on the east elevation. However, the Committee recommends refusal of the proposed new balcony on the west elevation on grounds that the proposal fails to enhance the character and appearance of the Conservation Area, and concerns are expressed regarding the potential adverse impact on neighbour amenity and loss of privacy.

\* 6/2016/0367

**40 Station Road, Swanage, BH19 1AF**

New shop front.

Miss A Thomas

**OBSERVATION:** No objection.

6/2016/0379

**Flat 4, 135 High Street, Swanage, BH19 2NB**

Insertion of rooflights, amendments to windows and internal alterations.

Mrs J Owen

**OBSERVATION:** Recommend refusal on grounds to preserve or enhance the character and appearance of the Conservation Area. Committee Members also wished to record their support

of the Design and Conservation Officer's report comments and observations.

- 6/2016/0395                    **5 Ballard Lee, Swanage, BH19 1QY**  
Conservatory, glazed screen and solar panels.  
Mr & Mrs M Hussey  
**OBSERVATION:** No objection.
- # 6/2016/0396                    **Plot 165A, Swanage Bay View, Panorama Road, Swanage, BH19 2QS**  
Erect UPVC decking.  
Ms F Astbury  
**OBSERVATION:** No objection.
- However, given the number of similar applications over the last ten years, the Committee wished for its concerns to be noted with regard to potential fire risks, and associated hazards, that such a sizeable number of UPVC structures in close proximity to one another could have in Swanage Bay View Holiday Park, and recommended/raised the question as to whether the owners carried out Fire Safety Risk Assessments, and/or sought advice from the Fire Service accordingly.
- 6/2016/0405                    **79 Bay Crescent, Swanage, BH19 1RD**  
Erect rear extension and alterations to terrace.  
Mr & Mrs Johnson  
**OBSERVATION:** No objection.
- \* 6/2016/0418                    **9 Rabling Road, Swanage, BH19 1EB**  
Erect rear single storey extension with canopy. Cladding to front elevation. Replacement of garage with store. Erection of car port canopy. Layout car parking to form new vehicular access.  
Mr M McVey & Miss D Ramsden  
**OBSERVATION:** No objection.
- 6/2016/0419                    **Rockleigh Cottage, Peveril Point Road, Swanage, BH19 2AY**  
Conversion of garage and alterations to car park and drive and alterations and additions to existing property. Revised scheme to planning permission 6/2015/0642 to allow the removal and rebuilding of the existing roof structures and re-using existing slates.  
Mr & Mrs Radford  
**OBSERVATION:** No objection.
- 6/2016/0421                    **8 Cluny Crescent, Swanage, BH19 2BS**  
Convert existing dwelling into two separate dwellings with associated parking; form new vehicular access.  
Mr Helas  
**OBSERVATION:** No objection. However, the Committee would wish to express its concern, and regret, at the loss of a historic feature in the Conservation Area, namely the Purbeck Stone wall which has already been removed between the passageway/south side of the property, and prior to approval or refusal of the application.

- 6/2016/0432                    **Flat 1, Minterne, 21 Park Road, Swanage, BH19 2AA**  
 Insert dormer window to rear elevation and insert roof light and glass sides to existing dormer on front elevation.  
 Mrs J Milner-Percy  
**OBSERVATION:** No objection, subject to compliance with the Design and Conservation Officer's Report.
- 6/2016/0437                    **49A Bay Crescent, Swanage, BH19 1RB**  
 Erect single storey rear extension.  
 Mr J Thraves  
**OBSERVATION:** No objection.
- 6/2016/0441                    **Certificate of Lawful Use - Existing**  
**Swanage Coastal Caravan Park, Priests Way, Swanage, BH19 2RS**  
 Seasonal use of the Top Ledge for touring caravans, motorhomes and tents between 1 March and 2 November - Certificate of Lawful Use - Existing.  
 Shorefields Holidays Limited  
**OBSERVATION:** No objection.

**Items for information only**

**Non Material Amendment**

- 6/2016/0417                    **33 Bay Crescent, Swanage, BH19 1RB**  
 Demolition of existing lean-to garage and rear extension, erect single storey rear extension and two storey side extension.  
 Mr N Ostafew

**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 \*.

# 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:**

**Partial Review of the Purbeck Local Plan**

**a) Options Consultation**

Further to Minute No. 61. (a) of the Monthly Council Meeting held on 25<sup>th</sup> July 2016, a draft consultation response had been completed and provided to Committee Members for further review prior to the meeting.

A discussion ensued and Members reiterated previous concerns raised by the Committee at its meeting held on 4<sup>th</sup> July 2016. Further concerns were raised, which included:

- The length of the Plan period  
 - Sixteen years considered to be too long as there were too many variables, and that so much could change within this period

- The proposal to review the Plan again in five years' time
- The proposed number of new homes
  - 3,080 considered excessive, and based on projections too far into the future
  - Considered to be a market-driven strategy, with beautiful areas being sacrificed to 'stimulate' the economy
  - It was felt that so many additional homes would radically change the character of the area for the worse, urbanising it, and would also destroy the heritage, culture and history of Dorset
  - Potential adverse impact on the proposal for Dorset and East Devon National Park, an area which should be safeguarded for future generations to enjoy

Following the discussion, at 7.30 p.m. 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 provide information relevant to Agenda Item 5) a).

Members proceeded to undertake a thorough review of the draft response to the consultation, and some minor amendments/additional comments were discussed and agreed. It was noted that all Members were in agreement that Town/Parish Councils should be included in the decision-making process regarding how many homes were to be built in the relevant town/parish, and where they should be sited.

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

That the Town Council's draft response to the Partial Review of the Purbeck Local Plan Options Consultation be approved, and submitted online to Purbeck District Council, subject to the amendments being made to the response as discussed and agreed at the meeting.

Thanks were given to the Management Support Officer for compiling the draft consultation response ahead of the meeting.

**b) Pan Purbeck Action Council (PPAC)**

Further to Minute No. 61. (b) of the Monthly Council Meeting held on 25<sup>th</sup> July 2016, consideration was given to an invitation received from PPAC for Town Council representation on the PPAC.

An overview was given of a recent meeting held between representatives from the Town Council and Studland and Langton Parish Councils to discuss possible future cooperative working, and a brief discussion followed. It was agreed that Committee Members would give further consideration to the invitation at the next Committee Meeting to be held in September 2016.

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

There were no matters raised.

**7) Date of next Meeting**

The date of the next meeting had been scheduled for Monday 5<sup>th</sup> September 2016 at 6.30 p.m.

The meeting closed at 8.50 p.m.