

Minutes of the Extraordinary Meeting of the **PLANNING
AND CONSULTATION COMMITTEE** held at the
Town Hall, Swanage on **TUESDAY 16th FEBRUARY 2016**
at **5.30 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:

- Concerns were again raised regarding the possible redevelopment of a property in Streche Road, and revised plans which had been submitted to the District Council, which included:
 - The scale of the development and the adverse impact this may have on neighbour amenity
 - Overlooking and loss of privacy
 - Impact on the character and appearance of the area
 - Concerns regarding possible multiple-occupancy of the new building and the potential loss of an owner-occupied property in this residential area
 - Concerns regarding the actual height of the proposed extension as this was not clear on the amended plans, neighbouring houses being 'low profile'
 - Comments made that the minor amendments made to the original plans were unacceptable and inadequate, and did not address the concerns raised by Planning Officers in the Pre-application Advice notes in June and October 2015
 - Comments made that it was felt appropriate that the Case Officer visited the property again in light of the revised proposals
- As well as individual letters of objection, a collective letter of objection/petition had been signed by residents in Streche Road and Victoria Road, a copy of which would be provided to the Chairman and the District Council
- Thanks were given to the Committee for giving local residents the opportunity to raise their concerns regarding the planning application at the Extraordinary Meeting.

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 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.

Councillor Whitwam confirmed that he was a Member of the District Council's

Planning Committee. Councillor Whitwam wished to partake in discussions regarding Planning Application No. 6/2015/0716, but would not take part in any decision/vote, as it was possible that the application may be considered at a future District Council Planning Committee Meeting.

An explanation of 'predetermination' was given by the Committee for the benefit of the members of public present. It was explained that Committee Members would not attend these meetings with a 'closed mind' and would not make a decision on planning applications before considering or hearing all of the relevant evidence/points raised.

3) Planning Application Number 6/2015/0716 – 10 Streche Road, Swanage, BH19 1NF

Amended plans had been received by the District Council for the above planning application. Neighbour consultation closed on 17th February 2016, and a decision on the application was due to be made by 4th March 2016. However, the next meeting of the Town Council's Planning and Consultation Committee would not be held until 7th March 2016, which would not give the Committee sufficient time to consider the revised plans and lodge any further comments. In view of these deadlines, and the number of objections received from local residents to the proposals, it had therefore been agreed by the Chairman to call an Extraordinary Meeting of the Committee to discuss the application.

The revised plans were reviewed and, after a lengthy debate, it was felt that the minor amendments made had not addressed any of the original concerns/material observations of the Committee which had been submitted to the District Council after the meeting held on 4th January 2016. It was therefore proposed by Councillor Poultney, seconded by Councillor Bonfield and **RESOLVED:**

That the following comments again be submitted to the District Council:

OBSERVATION: Recommend refusal, considered to be overdevelopment and out of keeping with the street scene. Concerns were again expressed regarding the potential adverse impact on neighbour amenity, overbearing/overshadowing, overlooking and loss of privacy. The Committee also wished it to be noted on the application record that, in view of the number of concerns it had, and the fact that Members felt that the amendments made had not addressed any of its original observations, it had deemed it necessary to call an Extraordinary Meeting to give due consideration to the revised plans.

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

That the Planning Authority be requested to reassign Planning Application 6/2015/0716 to the District Council's Planning Committee for consideration at its next meeting in March 2016.

The meeting closed at 6.10 p.m.
