

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 6th NOVEMBER 2023** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council (Until 8.05 p.m.)

Also in attendance: -

Councillor W Trite

Swanage Town Council

Miss N Clark

Planning and Community Engagement Manager

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

Public Participation Time

The following matter was raised:-

Planning application No. P/FUL/2023/03413 23 De Moulham Road, Swanage

- Concerns regarding the overbearing size and scale of the proposed development, and the potential adverse impact that this could have on neighbouring properties, the AONB, and the character of the surrounding area.
- Attention was drawn to the sizeable number of objections that had been received by Dorset Council about the proposal.
- Further concerns expressed that there was no information in the submitted plans regarding levels/height of the proposed dwellings, the site being situated at the highest point in De Moulham Road.
- Reference was made to previously refused applications for the site, one of which had been dismissed at appeal.
- A request was made for the Town Council to recommend refusal of the application.

1) Apologies

There were no apologies for inability to attend the Meeting.

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.

There were no declarations to record on this occasion.

Planning

3) Plans for consideration

During consideration of the following item the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting on two occasions so as to allow the members of public present to address the Committee, and respond to questions regarding/relevant to the application.

Delegated Applications

* P/FUL/2023/03413

Reconsultation - Amended Plans

23 De Moulham Road, Swanage, BH19 1NS

Demolition of dwelling and erection of four dwellings.

OBSERVATION: Following a detailed review of all documents relating to the proposal, the Town Council feels that the minor amendments made do nothing to mitigate a number of the Council's original concerns regarding redevelopment of this site (as set out in the Council's comments dated 12th July 2021 and 10th January 2022 (6/2021/0103), and 3rd October 2022 (P/FUL/2022/05196), or the Planning Inspector's concerns as set out in the Appeal Decision dated 27th February 2023 (regarding the dismissed appeal relating to refused application No. 6/2021/0103), in particular points 31 and 32 of the Planning Balance and Conclusion, and therefore recommends refusal. The Council's concerns are as follows:-

Overdevelopment/layout and density of building design/scale - there are no measurements included in the plans as submitted, and concerns are raised regarding the height, mass and scale of the proposed houses, which would be overbearing and out of keeping with the surrounding properties/area, of predominantly detached houses with generous plots - as defined in the **STCA Part 04.12 Mixed Pre- and Post-war Housing** – Threats: 'Intensification of development through infilling or development of existing plots at greater densities could harm the suburban character.', and the **Purbeck Local Plan Policy D: Design**, in particular point 8.15.1, and the **Swanage Local Plan Policy STCD: Swanage Townscape Character and Development, Areas of distinctive local character** – 'These areas include a variety of townscape character types and new development should protect and enhance the distinctive local characteristics of these areas: The areas to the north and south of Beach Gardens are characterised by predominantly detached properties, of modest size, individual design and usually set within reasonably generous plots. The area displays a distinctive pattern of connecting roads or cul-de-sacs running back at right angles from De Moulham Road. It is important that new development does not reduce the spacious character of this area and the informal qualities of the backland areas.'

The site is on the brow of a hill, in a very prominent, sensitive, position, and the proposed development would also have a detrimental visual impact on the important panoramic view from Swanage Bay, and the overall 'Swanage scene'. The site is highly visible from many points in the town, which can also be seen via Google maps – links below.

In relation to the topography of the site (and the rise and fall of the land surrounding the site, neighbouring properties, the service lane to the rear of the site, and the impact the proposed development could have on these), attention is drawn to the potential requirement for a Landscape and Visual Impact Assessment to be undertaken.

Overlooking and loss of privacy - concerns are also held regarding potential overlooking and loss of privacy/neighbour amenity, the site being at the highest point in De Moulham Road.

Sustainable building principles - the Council is in support of sustainable building design principles to minimise environmental impact, and would wish to see the inclusion of sustainable building principles in the redevelopment proposals, e.g. solar panels, air source heat pumps, electric vehicle charging points, and recommends that this should form part/be a condition of any approved scheme.

Although not a material planning consideration, comments are made that the developer needs to be made aware of the De Moulham Trust covenants that are extant on this property.

View from Swanage Pier over Swanage Bay to the De Moulham Road area, No. 23 De Moulham Road is the prominent red brick building near the centre of the view:

- <https://goo.gl/maps/Vb3feW2fr8DTV6mi8>
- https://www.google.com/maps/@50.6089368,-1.9504395,3a,50.2y,314.59h,85.62t/data=!3m6!1e1!3m4!1sxpPxp5BVfC_TzCrAsKPFLg!2e0!7i13312!8i6656#:~:text=https%3A//goo.gl/maps/CRbUiW1DatK6HWty7
- <https://goo.gl/maps/X9N4kD3o3upeYxnda>

- # P/FUL/2023/04123 **Beachway Hotel, 19 Ulwell Road, Swanage, BH19 1LF**
Replace existing footbridge.
OBSERVATION: No objection.
- P/FUL/2023/05182 **Grand Hotel, 12 Burlington Road, Swanage, BH19 1LS**
Install additional balustrade above existing balcony parapets.
OBSERVATION: No objection.
- * P/FUL/2023/05445 **7 Rabling Road, Swanage, Dorset, BH19 1EB**
Erection of 2no. dwellings (demolition of existing dwelling).
OBSERVATION: Recommend refusal, the Council's concerns are as follows:-
Visual appearance/layout and density of building design/overdevelopment – Members feel that the design of the proposed dwellings is inappropriate and out of keeping with the character and appearance of the area, of predominantly detached houses with generous plots - as defined in the **STCA Part 04.12 Mixed Pre- and Post-war Housing** – Threats: 'Intensification of development through infilling or development of existing plots at greater densities could harm the suburban character.', and the **Purbeck Local Plan Policy D: Design**, in particular point 8.15.1.
Loss of greenspace/biodiversity/nature conservation – proposed loss of large area of garden/greenspace/mature trees. The Council would wish to see as much of the greenspace retained as possible as part of any approved scheme. Attention is drawn to the adopted **Swanage Green Infrastructure Strategy SPD** (green corridors), and also to the Council's **Environment Policy and Action Plan** and work being undertaken to protect and enhance the town's natural environment.
Loss of enclosure/adverse impact on street scene – concerns are raised regarding the potential loss of enclosure, and continued loss of character in the town through redevelopment, namely the existing Purbeck Stone boundary walls to the front and rear of the plot. The Council would wish to see as much of the walls retained as possible as part of any approved scheme.

De Moulham Trust covenants - although not a material planning consideration, comments are made that the applicant needs to be made aware of the De Moulham Trust covenants that are extant on this property.

- P/FUL/2023/06063 **19 Redcliffe Road, Swanage, BH19 1NA**
Change of use of part of domestic garden to holiday accommodation with the siting of a lodge, to be connected to mains drainage, electric and water, with associated landscaping.
OBSERVATION: No objection.
- P/HOU/2023/05383 **263 High Street, Swanage, BH19 2NQ**
Proposed alterations to existing roof conversion, including insertion of dormer windows. Ground floor rear extension to kitchen, and internal alterations. Install new front bay window and stair window.
OBSERVATION: Although the Town Council has no objection to the proposals as such, concerns are raised regarding the potential adverse impact on the street scene and character of the area that the installation of a dormer window in the roof at the front of the property may have – the property sits in a terrace of four stone cottages in a prominent position in the High Street, three of which have Velux windows in the roofs at the front which are less obtrusive/bulky. There is also a further terrace of six cottages adjacent to these cottages, again four of which only have Velux windows installed in the roofs at the front.
- * P/HOU/2023/05660 **3 Rabling Road, Swanage, BH19 1EB**
Erect replacement porch.
OBSERVATION: No objection.
- * P/HOU/2023/05667 **6 Cauldron Crescent, Swanage, BH19 1QL**
Erect single storey rear extension, front porch infill, roof extension with front and rear dormers, and internal remodelling.
OBSERVATION: No objection.
- P/HOU/2023/05882 **Juniper Cottage, Durlston Road, Swanage, BH19 2HZ**
Erection of a single storey side extension, internal remodelling to the main house, erection of a single storey ancillary garage with gym, and general landscape remodelling, including a new pool and access from Lighthouse Road reinstated.
OBSERVATION: No objection.
- * P/HOU/2023/06154 **Seaspray, 1A Rabling Road, Swanage, BH19 1EB**
Enlarge front dormer. Widen access/dropped kerb.
OBSERVATION: No objection.
- * P/HOU/2023/06341 **7 Anglebury Avenue, Swanage, BH19 1QP**
Erect side extension to existing dwelling.
OBSERVATION: No objection.

For information only

- P/NMA/2023/05701 **Non Material Amendment**
18 Burlington Road, Swanage, BH19 1LS
Non material amendment to approved planning application No.

P/HOU/2022/06890 (Erect an extension, and alterations to include formation of dormer windows and balconies. Replacement roof.) to retain the existing staircase from first to second floor and omit previous roof dormer to southern elevation. Change the roof finish from zinc to roof tiles to match the existing. Reduce width of side extension to northern elevation by over 700mm. Minor internal alterations not requiring planning permission.

Appeal Information

P/FUL/2022/06731

Appeal Reference: APP/D1265/W/23/3324993

Cefyn Bryn 3 Ballard Estate Swanage BH19 1QZ

Demolition of existing single storey dwelling and erection of new single storey dwelling.

An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission.

Appeal start date: 12th October 2023.

OBSERVATION: The Committee did not wish to modify or withdraw its previous representations dated 5th December 2022, and 11th September 2023, therefore, no further action would be required at this time.

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 #.

Councillor Whitwam left the Meeting at 8.05 p.m.

4) Applications for tree works - opportunity to raise any matters of concern

a) P/TRT/2023/06138 Durlston Country Park, Lighthouse Road, Swanage, BH19 2JL

Consideration was given to the sketch plan, photographs and proposed schedule of tree works to be undertaken in Durlston Country Park, which included some replacement planting of trees, where trees protected by a Tree Preservation Order were being felled. It was proposed by Councillor Harris, seconded by Councillor Finch and RESOLVED UNANIMOUSLY:-

That the Town Council has no objection to the proposed tree works in Durlston Country Park, as set out in the schedule, subject to adherence to the Tree Officer's report.

Consultation

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

a) Dorset Council – Public Consultation on Polling District, Polling Place, and Polling Station Review

It was reported that Dorset Council was required by law to review all polling districts, polling places, and polling stations in the Dorset Council area, and was currently consulting with members of the public to seek their comments on the suitability of the polling station where they voted in person. The Council was also consulting local political parties, local party agents, parish and town councils, MPs and local disability groups.

It was noted that the last review of districts and places took place in 2019, and that there could be no changes made to existing ward or parish boundaries during this review. During the discussion it was noted that the (Acting) Returning Officer had recommended that the existing double polling station in the Methodist Church, Swanage should be rationalised into one station, as had been done for the last election (no complaints had been received), and a request had been made for a doorbell to be installed at the Herston Village Hall polling station.

Committee Members wished it to be noted that the consultation document had been appropriately reviewed and discussed, and had no further comments to make.

b) Dorset Council – Public Consultation on draft Statement of Gambling Licensing Policy 2024-2027

It was reported that Dorset Council was consulting on its draft Gambling Licensing Policy 2024-2027. The Council, as Licensing Authority under the Gambling Act 2005, was required to publish a Statement of Gambling Licensing Policy at least every three years. The Statement set out how the Council would carry out its functions under the Act with a view to promoting the licensing objectives, namely:-

- Prevent gambling from being a source of crime and disorder, being associated with crime or disorder, or being used to support crime.
- Ensuring that gambling is conducted in a fair and open way.
- Protecting children and other vulnerable persons from being harmed or exploited by gambling.

Following a brief discussion, the Committee wished it to be noted that the consultation document had been appropriately reviewed and discussed, and had no further comments to make.

c) Education Swanage - The Swanage School: Consultation on proposal to reduce the Published Admission Number (PAN) from September 2025

It was reported that Education Swanage, trading as The Swanage School, was consulting on a proposal to reduce the Published Admission Number (PAN) for Year 7 from 84 to 72 with effect from September 2025. It was explained that the proposal would bring the academy admission number in line with resources at the school, and reflect historical admission numbers. The school currently had a total number on roll of 420 students across years 7 to 11. The proposed reduction would reduce the maximum school population to 360.

During the ensuing discussion Committee Members commented that there was not enough information/evidence within the document to enable the Committee to submit an informed response to the consultation.

It was reported that the Swanage Neighbourhood Plan Steering Group would be consulting with Dorset Council's Education Services, and local schools, regarding potential residential development in the town in the future, and the implications this may have for school places. The Group would therefore be made aware of the details of the consultation.

6) Dorset Council (DC) – The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022 – consideration of areas of land in Swanage to be put forward for DC's review of the PSPO in 2024

Further to Minute No. 3) of the Planning and Committee Meeting held on 5th June 2023, it was reported that DC would be considering requests to include further areas of land in The Dorset Open Land Anti-social Behaviour Related PSPO in 2024 (the existing PSPO would expire in June 2025), and the Committee had been compiling a list of areas it would wish to protect by such an Order, in readiness for the review in 2024.

During the discussion, a request was made for further time to refine the list, and it was therefore agreed that consideration of the Committee's final response to DC would be deferred to the next Committee Meeting.

Licensing

7) To note receipt of the following premises licence application, and to determine the Council's response, if any:

a) Mr N Holland - McAllisters Pantry & Picnic Bar, 27 Station Road, Swanage, BH19 1AD - application for a premises licence to be granted under section 17 of the Licensing Act 2003

It was reported that this was an existing, unlicensed, takeaway/retail food business which had made an application for a premises licence to permit the retail sale of alcoholic drinks/products to customers to enhance the business. It was noted that the business' aim was to be able to offer products and gifts from local breweries and manufacturers.

Consideration was given to the application under the four licensing objectives.

It was proposed by Councillor Harris, seconded by Councillor Rogers and RESOLVED UNANIMOUSLY:-

OBSERVATION: No objection under the four licensing objectives.

b) Mrs B Harrison – The Purbeck Plaza, 19 High Street, Swanage, BH19 2LP – application for a premises licence to be granted under section 17 of the Licensing Act 2003

It was reported that this was a new, tapas-style restaurant business which, when it opened, would be serving breakfast, lunch and dinner. The owners proposed to serve a variety of drinks, and had therefore made an application for a premises licence to permit the sale of alcohol, which would enhance the offering of the new restaurant. It was noted that the premises had previously been a public house for many years, before closing down in 2010.

Consideration was given to the application under the four licensing objectives.

It was proposed by Councillor Finch, seconded by Councillor Moreton and RESOLVED UNANIMOUSLY:-

OBSERVATION: No objection under the four licensing objectives.

Neighbourhood Planning

8) Matters arising from Minutes of the Meeting of the Swanage Neighbourhood Plan (SNP) Steering Group held on 25th October 2023

The updates contained within the Minutes were noted, and there were no matters raised.

9) Items of Information and Matters for Forthcoming Agendas

There were no matters raised.

10) Date of next meeting

The date of the next meeting had been scheduled for Monday 4th December 2023.

The meeting closed at 8.30 p.m.