

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 10<sup>th</sup> SEPTEMBER 2018** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor W Trite

Swanage Town Council – from 6.55 p.m.

Miss N Clark

Acting Administration & Communications Manager

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

Prior to commencement of the meeting a presentation was given by representatives from Ken Parke Planning Consultants Limited regarding proposals for the residential redevelopment of the former St Mary's RC First School site, Manor Road, Swanage. A 'Q & A' session with the representatives followed.

A brochure detailing the plans/proposed layout of the site was provided, and it was noted that the site would be split into three character areas. 30 new homes were proposed, providing a range of dwellings, from one to four beds. Attendees were pleased to note that 52 parking spaces, 30 cycle spaces, and an affordable housing provision of 11 homes, were planned.

It was anticipated that a formal planning application would be submitted to the District Council for consideration during September 2018.

### **Public Participation Time**

The following matters were raised:

- Concerns regarding the proposed redevelopment of land adjoining 11 Bell Street, Swanage, and in particular the lack of parking facilities/no vehicular access for the proposed new properties, and extremely limited on-street parking in the area.
- Concerns regarding revised plans which had been submitted for a residential development of 90 new homes on land west of Northbrook Road, Swanage, and comments made that the amendments were considered to be minimal. Concerns were also reiterated regarding potential overlooking and loss of privacy, and a recommendation made that a site visit should be undertaken by the District Council's Planning Committee, which should include viewing the site from the gardens of the adjoining housing estate.

The meeting commenced at 6.55 p.m.

#### **1) Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Green, Lejeune and Morris.

#### **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 No. 6/2017/0713** Land West of Northbrook Road, Swanage – 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 application would be considered at a future Planning Committee Meeting.

**Planning application No. 6/2018/0296** Land adjoining 11 Bell Street, Swanage, BH19 2RY – 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 further declarations to record on this occasion.

## **Planning**

### **3) Plans for consideration**

#### **Non Delegated Applications**

\* 6/2017/0713  
**REVISED**

#### **Reconsultation**

#### **Land West of Northbrook Road, Swanage**

Erection of 90 dwellings with access via Northbrook Road, associated landscaping, drainage, and provision of a Suitable Alternative Natural Greenspace (SANG) to the north and south of Washpond Lane.

Barratt Homes, Mr Redout, Mr Roderick & Mrs Farr

**OBSERVATION:** The Committee reiterates its previously submitted comments regarding this application, which remain relevant to the revised plans which have been submitted. It is felt that the minor revisions fail to address the Committee’s original concerns regarding this proposal.

The Committee has no objection in principle to development of the site for new homes. However, it has significant concerns in relation to the following aspects of this application which must be addressed as part of any approved scheme:-

- **Road safety/traffic generation** – concerns are expressed that the additional traffic generated as part of this scheme will exacerbate existing road safety issues, in particular outside St Mary’s RC Primary School, and in Washpond Lane, near to the junction with Northbrook Road. There is currently no footpath for pedestrians, no street lights, and the speed limit in the lane is 60mph. Safety concerns are also highlighted regarding children walking along the lane and Northbrook Road to/from the primary school, the poor visibility for road users exiting Washpond Lane into Northbrook Road, and traffic congestion seen around the school during drop off/pick up times. Attention is drawn to the following policies in the adopted Swanage Local Plan (SLP):

~ **Paragraph 144** - ‘The main infrastructure requirements for the proposed settlement extensions will be the provision of appropriate heathland mitigation, provision of improvements to the local highway network where appropriate, and the provision of any additional site specific infrastructure as may be identified through the planning application process. The timing of infrastructure provision will be agreed through a S106 agreement as part of the planning applications for the settlement extension sites.’

- ~ **Policy SS** – ‘The development should provide safe and sustainable access to local facilities, particularly for pedestrians, cyclists and public transport users. It should also provide improvement to the local highway network where appropriate, for example the Washpond Lane/Northbrook Road junction.’
- ~ **Paragraph 162** – ‘Detailed assessment of the traffic impacts of development will be undertaken through the planning application process. Officers at Dorset County Council will work with developers to ensure that the potential for any negative traffic impacts arising from development are minimised.’

The Committee therefore recommends that any infrastructure improvements should take place prior to commencement of the development, and that a Section 106 Agreement should be implemented as a condition of any approved plan.

- **Number of proposed new homes** - potential adverse impact on neighbour amenity, overlooking, and loss of privacy, in particular by the proposed ‘two and a half’ storey properties. Attention is again drawn to the SLP as follows:

- ~ **Paragraph 160** – ‘This area relates well to the northern part of the town and the site offers potential for the delivery of approximately 90 units. The development should look to deliver higher density housing within the central part of the site, with lower densities along the rural fringes.’
- ~ **Policy SS** - ‘Developers should ensure that development at settlement extensions should achieve an appropriate balance in maximising the opportunity to provide housing, whilst minimising negative landscape impact on and, where possible, enhancing the AONB.’

The Committee therefore recommends that consideration is given to lower density housing not just on the ‘rural fringe’ but also where the site adjoins existing development.

– **Lack of use of traditional/local materials** - where using brick this should be Swanage brick, and increase use of Purbeck Stone – Purbeck Local Plan Policy 8.15 Design.

- **Drainage** - adequacy of drainage proposed for this site.

The Committee also wished it to be noted that it felt that the three proposed development sites in Northbrook Road, which are in close proximity to each other and could potentially provide up to 181 new dwellings, should have been considered by the District Council together, particularly in view of the potential impact on infrastructure, the environment and local amenities/facilities. It is felt that the developers should be encouraged to liaise/engage with one another and the Local Planning Authority.

### **Delegated Applications**

Further to Standing Order No. 12) a) viii, it was proposed by the Chairman and AGREED:-

That Item 11 on the Planning List be brought forward to to Item 2.

6/2018/0459

**Land adjoining 11 Bell Street, Swanage, BH19 2RY**

Erect two new dwellings.

Mr & Mrs Scott

**OBSERVATION:** The Committee reiterates its previously submitted comments regarding refused application 6/2018/0296, which remain relevant to this new application, which fails to address the Committee's concerns regarding this proposal.

Recommend refusal on the grounds that the proposal is considered to be significantly out of keeping with the character of the Herston Village area, as defined in the Swanage Townscape Character Appraisal (STCA) Part 04.19, and its setting within the Herston Conservation Area, in close proximity to Listed Buildings. Further concerns are raised as follows:

- Layout and density of building design - considered to be overdevelopment in a limited space, with access to the proposed two new dwellings being only via a narrow public footpath and an alleyway. In this context concerns are raised regarding problems arising from the construction period of any works, e.g. noise, dust, plant, hours of working, and how this would also be managed through the narrow footpath/alleyway.
- Adverse impact on nature conservation interests/biodiversity opportunities - in relation to the loss of a sizeable area of garden, and potential loss of mature trees, which would have an adverse impact on local wildlife – as identified in the STCA Part 04.19 – ‘insensitive redevelopment and/or infill resulting in the loss of trees or vegetation’, and ‘redevelopment of plots or infill development at higher densities could adversely impact on the character of the area’
- Lack of detail regarding management/collection of waste/recycling bins.
- Lack of parking facilities/no vehicular access to the proposed new properties, including potential issues which could be faced by the emergency services, and extremely limited on-street parking in the surrounding area.

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

That the Town Council's District Councillors be lobbied to consider making a request to Purbeck District Council to reassign Planning Application No. 6/2018/0459 to the District Council's Planning Committee for careful consideration at a future Planning Committee Meeting, and that it would be vital for the Committee to undertake a site visit prior to the meeting.

6/2018/0367  
REVISED

**Reconsultation**

**Dormy House, 5 Sentry Road, Swanage, BH19 2AG**

Remove conservatory, single storey front (north) extension with balcony over. Construct new single storey side (east) extension. Insert roof lights in rear (south) elevation.

Mr & Mrs Bray

**OBSERVATION:** No objection.

- 6/2018/0405     **5 Knollsea Close, Swanage, BH19 2HA**  
Erect front porch, and first floor extension to provide enlarged bedroom and bathroom.  
Mr Barron  
**OBSERVATION:** No objection.
- 6/2018/0408     **Reconsultation**  
**REVISED**       **16A Argyle Road, Swanage, BH19 1HZ**  
Erect a balcony.  
Ms Pope  
**OBSERVATION:** No objection, subject to mitigation of neighbours' concerns regarding overlooking and loss of privacy.
- 6/2018/0411     **78 Ulwell Road, Swanage, BH19 1LN**  
Erect dwelling.  
Mr & Mrs Smith  
**OBSERVATION:** Recommend refusal. Concerns are expressed regarding building design, visual appearance, and finishing materials, which are considered to be out of keeping with the street scene, and could have a potential detrimental impact on visual amenity and the character of the area.  
  
Comments were made regarding the design of previously approved planning application 6/2017/0410, which was considered to be more in keeping with the street scene/surrounding area.
- 6/2018/0415     **The Old Water Tower, Purbeck Terrace Road, Swanage, BH19 2DE**  
Infill of lower roof terrace to form habitable space. Removal of mezzanine. Enlargement of roof lights. Insertion of new window on first floor. Insertion of flue. Alterations to windows and doors.  
Mr Whaley  
**OBSERVATION:** No objection, subject to adherence to the Design and Conservation Officer's Report.
- 6/2018/0416     **Listed Building Consent**  
**LISTED**       **The Old Water Tower, Purbeck Terrace Road, Swanage, BH19 2DE**  
Infill of lower roof terrace. Internal alterations to partitions. Replacement windows and doors. Alterations to windows. Replacement roof lights. Internal alterations.  
Mr Whaley  
**OBSERVATION:** No objection, subject to adherence to the Design and Conservation Officer's Report.
- 6/2018/0440     **55 Queens Road, Swanage, BH19 2EN**  
Variation of Condition 2 of planning permission 6/2017/0285 (Single storey front/side extension including demolition of existing porch and side element) to alter the size of utility room and utility room window, and re-position the window within the east elevation.  
Mr Calver  
**OBSERVATION:** No objection.

- 6/2018/0447     **Castleton Hotel, 1 Highcliffe Road, Swanage, BH19 1LW**  
 Sever owner's accommodation from hotel to form a separate dwelling.  
 Mr Keesham  
**OBSERVATION:** No objection.
- 6/2018/0451     **204A High Street, Swanage, BH19 2PQ**  
 Construct bay window on front elevation.  
 Mr & Mrs Eaton  
**OBSERVATION:** No objection.
- \* 6/2018/0474     **22 Station Road, Swanage, BH19 1AE**  
 Remove existing ATM and install new steel plate over opening. Remove  
 all cameras and Barclays signage, and make good walls to match existing.  
 Barclays Bank PLC  
**OBSERVATION:** No objection.
- \* 6/2018/0476     **Harrow House International College (Swanage) Ltd, Harrow House,  
 Harrow Drive, Walrond Road, Swanage, BH19 1PE**  
 Convert existing squash court into additional restaurant area at ground  
 floor, and install first floor to form games/media room. Insert three new  
 windows at ground floor and one at first floor.  
 Harrow House International College (Swanage) Ltd  
**OBSERVATION:** No objection.

**For Information only**

**Non Material Amendment**

- 6/2018/0441     **55 Queens Road, Swanage, BH19 2EN**  
 Non material amendment to planning permission 6/2017/0285 (Single  
 storey front/side extension including demolition of existing porch and  
 side element). Alterations to roof lights including omission of two roof  
 lights, insertion of new roof light and reduce size of roof light. Project  
 roof of extension from rear wall. Alterations to external steps and  
 lighting. Insertion of new timber support posts. Alterations to materials  
 used for windows, fascias, doors, and rainwater goods. Alterations to  
 window in extension. Internal alterations.  
 Mr Calver

**Non Material Amendment**

- 6/2017/0475     **4 Sentry Road, Swanage, BH19 2AG**  
 Non material amendment to planning permission 6/2018/0126  
 (Conversion of former workshop into a single private dwelling) to alter  
 the stair tower and second floor window.  
 Mr Nicholson

**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.

## Consultation

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

#### **a) Future of Adult Social Care – Consultation on the Local Government Association Green Paper for adult social care and wellbeing**

It was reported that the Local Government Association's green paper was consulting on the future of adult social care and wellbeing, and how it would be paid for. It also considered the importance of housing, public health, and other council services, including those delivered by District Councils, in supporting wellbeing and prevention, and the vital work with councils' local partners, families, and communities. Escalating funding pressures and increasing demand was threatening services that improved lives and communities.

A discussion ensued, during which Members were in agreement that the consultation questions were restrictive, and that the answers were 'self-evident', with the exception of question No's. 8, 13, 15, and 16. Comments were made that the funding of social care should be covered by central taxation, and not by local government. Concerns were raised regarding the impact this could have on areas with high retirement rates, such as Dorset.

The National Association of Local Councils would be responding to the green paper on behalf of local councils, and the Committee's comments would be submitted to NALC accordingly.

#### **b) Dorset Area of Outstanding Natural Beauty Partnership (AONB) – Consultation on the draft Dorset AONB Management Plan for 2019-2024**

It was reported that the Dorset AONB Partnership was consulting on the draft of the AONB Management Plan for 2019-2024. There was the opportunity to complete a short online questionnaire, or a more detailed feedback form.

A brief discussion ensued during which Members were in agreement that it would be important to preserve the beauty and tranquillity of rural areas, and that the Management Plan should be supported. It was felt that details of the consultation should be sent to all Town Councillors so that they could comment on the Plan if they so wished.

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

That the Dorset AONB Partnership's survey, and Draft Management Plan feedback form, should be sent to all Town Councillors providing them with the opportunity to complete the survey individually, and raise any comments via the feedback form, if they so wished.

#### **c) House of Lords Select Committee on Regenerating Seaside Towns and Communities – Call for written evidence**

It was reported that the House of Lords was inviting written submissions to its inquiry regarding the regeneration of seaside towns and communities.

A discussion ensued, during which concerns were raised regarding the number of retail premises for sale in the area at present/businesses forced to close down during the winter months, the reduction in local services, and sizeable housing costs.

Members were in agreement, however, that the Town Council did not have the resources available to undertake the detailed research that was required here, and were therefore not in a position to make the necessary quality/evidence based response. Members also felt that the consultation was really aimed at poorer areas (e.g. Portland, Weymouth).

It was therefore proposed by Councillor Bonfield, seconded by Councillor Harris, and **RESOLVED UNANIMOUSLY:-**

That Members wish it to be noted that the consultation document had been reviewed and appropriately discussed and that no further action was required.

**d) Ministry of Housing, Communities & Local Government – Consultation on the ‘A new deal for social housing’ Green Paper**

It was reported that the Ministry of Housing, Communities & Local Government was consulting on its green paper ‘A new deal for social housing’ which set out a new vision for social housing.

During the ensuing discussion comments were made about the importance of providing new council housing in the Purbeck area, and that consideration should be given to the abolition of ‘right to buy’ for future council housing developments.

Members were in agreement that the District Council (PDC), as the Local Planning and Housing Authority, would be best placed to respond to the consultation, and a question was raised as to whether PDC had compiled a draft response as yet. The closing date for comments was 6<sup>th</sup> November 2018, and officers were requested to make contact with PDC accordingly.

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

That consideration of the Committee’s response, if any, to the ‘A new deal for social housing’ green paper be deferred until its next meeting being held on 1<sup>st</sup> October 2018.

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

**a) NHS Dorset CCG’s proposals – Judicial Review** – it was reported that the High Court had dismissed all claims brought by a Swanage resident, and the decision would now allow the planned changes to health and care services in Dorset to be implemented. It was anticipated that an appeal would be lodged in due course.

**b) Scottish and Southern Electricity Networks Stakeholder Workshop (SEEN)** – an invitation had been received by the Town Council to attend a SEEN stakeholder workshop in Bournemouth on 4<sup>th</sup> October 2018. The event would provide information about the investment in the energy networks necessary to accommodate the growth in housing, along with community energy projects, and welcomed input from local Town and Parish Councils.

**c) Swanage-Bournemouth Motor Road & Ferry Company Toll Review Application** – a reminder was given that the Public Inquiry would be held on 25<sup>th</sup> and 26<sup>th</sup> September 2018, at Studland Village Hall, Heathgreen Road, Studland, BH19 3BX. A further reminder was given about the planned refit of the ferry, to commence 29<sup>th</sup> October 2018, weather permitting, for a period of four to six weeks. The ferry would be withdrawn from service after the 23.10 p.m. crossing on Sunday 28<sup>th</sup> October 2018 from the Studland side of the crossing. Updates would be given via the ferry website: <http://www.sandbanksferry.co.uk/news.php>

It was noted that, during this period, there would also be roadworks taking place on the A351. Commuters/motorists could visit Dorset Highways’ Dorset road works, closures and events map via:

<https://mapping.dorsetforyou.gov.uk/TravelDorset/Drive/Roadworks>

**7) Date of next Meeting**

The date of the next meeting had been scheduled for Monday 1<sup>st</sup> October 2018 at 6.30pm.

The meeting closed at 8.45 p.m.