

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 5th JUNE 2017** at **6.30 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor G Green

Swanage Town Council

Councillor T Morris

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also Present: -

Miss N Clark

Management Support Officer

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

Public Participation Time

The following matters were raised:

- Concerns raised regarding the possible redevelopment of land adjacent to Cliff Cottage in Shore Road, Swanage, which included:
 - Considered to be overdevelopment, and would not be in keeping with the surrounding area and established building line in De Moulham Road.
 - Flooding and drainage concerns, and the fact that the property was situated in close proximity to the coast.
 - The potential impact on existing protected trees on the site.
 - Clarification sought regarding a recent amendment to the settlement boundary around the property.
 - A request that, in view of the above concerns, the application should be referred to the District Council's Planning Committee for consideration.

1) Election of Chairman

In the absence of the Committee Chairman, it was proposed by Councillor Poultney, seconded by Councillor Whitwam and **RESOLVED UNANIMOUSLY:**

That the Town Mayor, Councillor Bonfield, assume the Chair for this meeting.

2) Apologies

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

3) 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.

Agenda Item No. 4) Plans for consideration – Non Delegated Applications – Planning application 6/2017/0178 Bay View Court, 7 Cluny Crescent, Swanage, BH19 2BP – 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, and would not take part in any decision or vote regarding this application. It was deemed likely that the application would be considered at a future Planning Committee Meeting.

There were no other declarations to record on this occasion.

Planning

4) Plans for consideration

Non Delegated Applications

6/2017/0178

Bay View Court, 7 Cluny Crescent, Swanage, BH19 2BP

Demolish existing block of seven flats, and replace with new block of ten flats.

Mr Harrison

OBSERVATION: Recommend refusal on the grounds that this proposal fails to enhance or preserve the character and appearance of the Swanage Conservation Area. The Committee would wish to express major concerns regarding the excessive scale and massing of the proposed building, and the continued loss of character and traditional historic detail in the Conservation Area through insensitive development, as defined in the Townscape Character Appraisal 04.7 Park Road area.

Further concerns are raised regarding the loss of enclosure, and what is already limited green space in the area, by the inappropriate siting of a large, tarmacked car park to the rear of the building, which will be accessed by a steep slope. The Committee supports neighbours' concerns regarding the potential detrimental impact on neighbouring properties resulting from noise, disturbance, smells and fumes, flooding risk, and on nature conservation interests/biodiversity opportunities (in relation to the loss of the garden, and the evidence of protected species bat roosts).

Delegated Applications

6/2017/0149

6 Purbeck Terrace Road, Swanage, BH19 2DE

Demolition of existing rear kitchen extension and south-side glazed porch structure, and replacement with infill extension and lobby to front.

Mr & Mrs McEwen

OBSERVATION: No objection.

6/2017/0198

Reconsultation

Longdown, 27 Burlington Road, Swanage, BH19 1LT

Outline planning permission for a new ancillary building to the existing hotel.

Messrs Puddepha

It was explained that, at the time of the Committee's last meeting on 8th May 2017, statutory consultee/neighbour consultation on this planning application had still been open until 23rd May 2017. In view of the number of responses/concerns received by the District Council to the proposals since the meeting, it had therefore been agreed by the Chairman to again include the application on the agenda for review purposes.

OBSERVATION: Although the Committee has no objection in principle to development of the site, after reviewing the correspondence received since its last meeting on 8th May 2017, the Committee would wish it to be noted that it is in support of the Drainage Engineer's report comments, and neighbours' letters of concern, in particular with regard to:

- Potential adverse impact on neighbour amenity, overlooking, and loss of privacy.
- Concerns expressed regarding noise, disturbance, smells and fumes, resulting from proposed use (swimming pool and a variety of leisure facilities), including hours of operation.

- Overdevelopment/inappropriate scale of the proposed two-storey building, which would be replacing a small existing bungalow, and comments made that change of use, and design of the proposed building, was not in accordance with the Townscape Character Appraisal for the area, the Purbeck District Design Guide, or PLP1 Policies D – Design, and LHH – Landscape, Historic Environment and Heritage.
- Concerns regarding coastal stability/erosion, the weight of the proposed building and the excavation/groundworks required to install a swimming pool in close proximity to a cliff edge, which has been the subject of previous stabilisation works.
- Concerns regarding surface water drainage/increased flood risk, and the potential large volume of foul water to be discharged from the swimming pool/sauna/Jacuzzi, for which there is no established foul sewerage system.

* 6/2017/0240

Rear of Cliff Cottage, Shore Road, Swanage, BH19 1LD

Erect two-storey detached dwelling.

Mr & Mrs Sutcliffe

OBSERVATION: Recommend refusal, considered to be overdevelopment. Concerns are expressed regarding the inappropriate scale and massing of the proposed building, which is considered to be intrusive, and not in keeping with the streetscene/character of the area, too close to the highway and in close proximity to/overshadowing Cliff Cottage.

Major concerns are held regarding the structural stability of the site, which is within 400m of the coast, the required excavation/groundworks which would need to be undertaken, and the weight of the proposed building once complete.

The Committee wished to record its support of the Drainage Engineer's report, and also reiterated previous concerns raised with the District Council regarding the infilling of gardens, and the potential adverse impact on nature conservation interests and biodiversity opportunities.

6/2017/0243

1 Hillview Road, Swanage, BH19 2QU

Erection of a single storey side extension.

Mr Blenkarn & Mrs Calvin Thomas

OBSERVATION: No objection.

6/2017/0250

168 High Street, Swanage, BH19 2PF

Raise roof to create first floor accommodation to include dormer windows and roof lights.

Mr & Mrs Robinson

OBSERVATION: No objection.

6/2017/0257

7 Bay Crescent, Swanage, Dorset, BH19 1RA

Demolish conservatory, erect a single storey side extension, raise roof height and insert dormer windows.

Mr & Mrs West

OBSERVATION: No objection, subject to mitigation of neighbour concerns regarding overlooking and loss of privacy.

6/2017/0259

Retrospective application

Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS

Removal of two caravans to be replaced with one larger caravan, removal of

one unit to be replaced with two further units, and retain decking on 21 units.
(Retrospective)

Darwin (Swanage Bay View) Limited

OBSERVATION: No objection.

* 6/2017/0265

39 Durberville Drive, Swanage, BH19 1QN

Enlargement of existing front dormer window.

Mr Newman

OBSERVATION: No objection.

6/2017/0283

4 Hillview Road, Swanage, BH19 2QX

Erection of a single storey front extension.

Mr Meaden

OBSERVATION: No objection.

6/2017/0285

55 Queens Road, Swanage, BH19 2EN

Single storey front/side extension, including demolition of existing porch and side element.

Mr Calver

OBSERVATION: No objection.

6/2017/0287

128 Victoria Avenue, Swanage, BH19 1AX

Erection of a single storey side extension and decking.

Mr & Mrs Treasure

OBSERVATION: No objection.

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

That Items 20. and 21. on the 'Plans for
Consideration' list be brought forward to Items
16. and 17.

6/2017/0289

Plot 194, Swanage Bay View Holiday Park, Swanage, BH19 2QS

Erect uPVC decking.

Miss Ogden

OBSERVATION: No objection. However, as previously raised, given the number of similar applications over the last ten years, the Committee wishes for its concerns to be noted with regard to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park, and recommends/raises the question as to whether the owners carry out Fire Safety Risk Assessments, and/or seek advice from the Fire Service accordingly.

6/2017/0290

Plot 49, Swanage Bay View Holiday Park, Swanage, BH19 2QS

Erect uPVC decking with aluminium frame.

Miss Ogden

OBSERVATION: No objection. However, as previously raised, given the number of similar applications over the last ten years, the Committee wishes for its concerns to be noted with regard to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park, and recommends/raises the question as to whether the owners carry out Fire Safety Risk Assessments, and/or seek advice from the Fire Service accordingly.

- # 6/2017/0291 **Plot 83, Swanage Bay View Holiday Park, Swanage, BH19 2QS**
 Erect uPVC decking with aluminium frame.
 Miss Ogden
OBSERVATION: No objection. However, as previously raised, given the number of similar applications over the last ten years, the Committee wishes for its concerns to be noted with regard to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park, and recommends/raises the question as to whether the owners carry out Fire Safety Risk Assessments, and/or seek advice from the Fire Service accordingly.
- # 6/2017/0311 **Plot 167, Swanage Bay View Holiday Park, Panorama Road, Swanage, Dorset, BH19 2QS**
 Erection of decking.
 Swanage Bay View Holiday Park
OBSERVATION: No objection. However, as previously raised, given the number of similar applications over the last ten years, the Committee wishes for its concerns to be noted with regard to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park, and recommends/raises the question as to whether the owners carry out Fire Safety Risk Assessments, and/or seek advice from the Fire Service accordingly.
- # 6/2017/0312 **Plot 51, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS**
 Erection of uPVC decking with gate and access steps.
 Swanage Bay View Holiday Park
OBSERVATION: No objection. However, as previously raised, given the number of similar applications over the last ten years, the Committee wishes for its concerns to be noted with regard to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park, and recommends/raises the question as to whether the owners carry out Fire Safety Risk Assessments, and/or seek advice from the Fire Service accordingly.
- 6/2017/0295 **29 South Road, Swanage, BH19 2QR**
 Sever land, and erect dwelling and garage.
 Mr Wright
OBSERVATION: No objection to development in principal, subject to satisfactory responses being received by the District Council from statutory consultees, and mitigation of any neighbour concerns received regarding overlooking and loss of privacy, which were not available at the time of the meeting.
- * 6/2017/0296 **3 Cauldron Meadows, Swanage, BH19 1RN**
 Erect single storey rear extension.
 Mr & Mrs Pond
OBSERVATION: No objection.

- # * 6/2017/0298 **Fishermans Catch, 7 Shore Road, Swanage, BH19 1LA**
Erect a side extension.
Mr Wright
OBSERVATION: No objection.
- 6/2017/0302 **46 Bay Crescent Swanage BH19 1RD**
Variation of condition 5 of planning permission 6/2011/0713 (Raise height of roof, and insert dormer window in southern elevation and rooflight in northern elevation, to facilitate the formation of living rooms at first floor level; Insert balcony in eastern elevation; Install new flue) to install clear glass balustrades and reposition the obscure glass privacy screen.
Mr Price
OBSERVATION: No objection, subject to the retention and correct positioning of the obscured glass privacy screens.
- * 6/2017/0316 **Harrow House International College (Swanage) Ltd, Harrow House, Harrow Drive, Walrond Road, Swanage, BH19 1PE**
Convert roof space to form bedrooms. Insert rooflights.
Harrow House International College (Swanage) Ltd
OBSERVATION: No objection.

Items for information only

Non-material amendment

- 6/2017/0317 **5 Argyle Road, Swanage, BH19 1HZ**
Non-material amendment to planning permission 6/2016/0214 (Insert dormer window and rooflights to facilitate loft conversion) to replace hanging slate tiles from the sides of dormer with Freefoam cellular PVC cladding.
Mr Kent

Please note:

- # The Town Council is the owner of land included within, or directly affected by, applications marked #.
- * 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 *.

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

There were no matters raised on this occasion.

6) Items of Information and Matters for Forthcoming Agendas

- a) **Swanage Railway** – Councillor Whitwam was pleased to report that the two-year trial rail service, reconnecting Swanage to Wareham and the mainline, would commence on Tuesday 13th June 2017. A reminder of the itinerary would be sent to Members who would be attending the celebrations at Swanage Railway Station.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 3rd July 2017 at 6.30 p.m.

The meeting closed at 7.35 p.m.