

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, High Street, Swanage on **MONDAY, 4<sup>th</sup> APRIL 2022** at **6.30 p.m.**

Chair: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor C Moreton

Swanage Town Council – until 7.15 p.m.

Councillor C Tomes

Swanage Town Council – until 7.00 p.m.

Miss N Clark

Administration and Communications Manager

There was one member of the public present at the meeting.

### **Public Participation Time**

There were no matters raised.

#### **1) Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Finch and Rogers.

#### **2) Declarations of Interest**

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with Section 9 and Appendix B of the Council's Code of Conduct.

**Planning application No. P/HOU/2022/01796** 69 Queens Road, Swanage - Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the applicant.

There were no other declarations to record on this occasion.

### **Planning**

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

##### **Delegated Applications**

Further to Standing Order No. 12) a) viii, it was proposed by the Chair and AGREED:-  
That Item 4 on the Planning List be brought forward to  
Item 1.

Prior to consideration of the following planning application the Chair invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow the member of public present to address the Committee, and respond to questions regarding/relevant to the application.

P/FUL/2022/01256 **The Chatsworth Centre, 33-41 Ulwell Road, Swanage, BH19 1LG**

Change of use of site from use as a residential learning centre business (Use class C2), to create five dwellinghouses (Use class C3).

**OBSERVATION:** No objection.

P/FUL/2022/01136

**73 High Street, Swanage, BH19 2LY**

Full retention of shop front, and change of use from dry cleaners to two no. residential flats.

**OBSERVATION:** No objection to redevelopment of the property. However, concerns are raised regarding comments in the Heritage Statement Point 3.4 which state ‘the scheme would provide two residential flats in a sustainable location’. Committee Members feel that this statement is misleading as there is no public bus route servicing the property/this part of the town centre, and there are limited services to and from the town centre (to Poole and Bournemouth), and a reduction in these services has in fact been seen in recent years. There are no parking facilities nearby, and parking in the High Street is limited to one hour during the day.

It must also be noted that the Swanage Railway rail service is primarily a tourist service at the present time, travelling only as far as Norden. Proposals for an onward rail connection of the Swanage Railway to Wareham from Norden are still in early stages, and the limited trial which had been proposed for 2022 will now not be going ahead.

The Town Council is also disappointed to note that there is no provision for a bin store as part of these proposals.

P/FUL/2022/01154

**431 High Street, Swanage, BH19 2NR**

Demolish existing house, erect detached dwelling, and dropped kerb to High Street.

**OBSERVATION:** No objection to redevelopment of the site, subject to mitigation of any neighbours’ concerns received regarding potential adverse impact on neighbour amenity, overlooking, and loss of privacy.

Concerns are raised by the Town Council regarding the excessive height of the proposed dwellings, being some four storeys in height and positioned on an elevated plot (the existing properties being only two storey), and are considered to be bulky/overbearing, and taller than surrounding properties, which are predominantly two-storey buildings. A question was raised as to whether a site visit has been undertaken by the planning officer as this is considered to be vital to fully appreciate the prominent position of the site, the rise and fall of the land surrounding the site, and neighbouring properties, as it is felt that the hand-drawn plans do not sufficiently provide this information.

P/FUL/2022/01157

**433 High Street, Swanage, BH19 2NR**

Demolish existing dwelling, and erect detached dwelling and dropped kerb to High Street.

**OBSERVATION:** No objection to redevelopment of the site, subject to mitigation of any neighbours’ concerns received regarding potential adverse impact on neighbour amenity, overlooking, and loss of privacy.

Concerns are raised by the Town Council regarding the excessive height of the proposed dwellings, being some four storeys in height and positioned on an elevated plot (the existing properties being only two storey), and are considered to be bulky/overbearing, and taller

than surrounding properties, which are predominantly two-storey buildings. A question was raised as to whether a site visit has been undertaken by the planning officer as this is considered to be vital to fully appreciate the prominent position of the site, the rise and fall of the land surrounding the site, and neighbouring properties, as it is felt that the hand-drawn plans do not sufficiently provide this information.

- P/FUL/2022/01755 **Clifftop Rest Home, 8 Burlington Road, Swanage, BH19 1LS**  
Erect three storey side and rear extensions to form three additional bedrooms, lift enclosure, and ground floor WC. Install repositioned enclosed fire escape.  
**OBSERVATION:** No objection.
- P/HOU/2022/02035 **337 High Street, Swanage, BH19 2NN**  
Demolish existing porch and rebuild.  
**OBSERVATION:** No objection. The Committee feels that the proposal will improve the appearance of the property, and its setting within the Herston Conservation Area.
- P/LBC/2022/02036 **Listed Building Consent**  
**LISTED** **337 High Street, Swanage, BH19 2NN**  
Demolish existing porch and rebuild.  
**OBSERVATION:** No objection. The Committee feels that the proposal will improve the appearance of the property, and its setting within the Herston Conservation Area.
- P/HOU/2022/02088 **8 Cowlease, Swanage, BH19 2QE**  
Refurbishment of the existing utility room to replace the existing roof, incorporating a Velux rooflight.  
**OBSERVATION:** No objection. The Committee feels that the proposal will improve the appearance of the property, and its setting within the Swanage Conservation Area.
- P/LBC/2022/02111 **Listed Building Consent**  
**LISTED** **8 Cowlease, Swanage, BH19 2QE**  
The works consist of the refurbishment of an existing utility room. The utility room is an existing extension which is located in an enclosed rear garden and consists of a brick-built construction, with an uninsulated lean-to corrugated asbestos cement sheet roof. The proposal is to replace the existing roof with new insulated lean-to roof, finished in reconstituted slate incorporating a Velux Rooflight. The existing French doors will be replaced with new, to include side screens.  
**OBSERVATION:** No objection. The Committee feels that the proposal will improve the appearance of the property, and its setting within the Swanage Conservation Area.
- P/HOU/2021/04193 **15 Leeson Close, Swanage, BH19 2SR**  
First floor rear extension to go on top of the existing extension, with a Juliet balcony and three new windows to be added to the property, together with the relocation of the existing master bedroom window.  
**OBSERVATION:** No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking, and loss of privacy.

\* P/HOU/2022/00903 **27 Cauldron Crescent, Swanage, BH19 1QL**  
Proposed loft conversion, and single storey extension. Loft alterations to include new dormers, roof light, and replacement roof tiles if required.  
**OBSERVATION:** No objection.

P/HOU/2022/01415 **31 Ballard Estate, Swanage, BH19 1QZ**  
Single storey extension to existing garage and conversion to habitable room, single storey rear porch extension, reclad existing brickwork and new windows with alterations to existing openings.  
**OBSERVATION:** No objection.

P/HOU/2022/01737 **5 Stafford Road, Swanage, BH19 2BQ**  
Proposed single storey rear extension.  
**OBSERVATION:** No objection.

Further to her declaration under Minute No 2) Councillor Harris remained in the room during consideration of the following item but did not take part in any discussion or vote.

P/HOU/2022/01796 **69 Queens Road, Swanage, BH19 2EW**  
Garage conversion, single storey rear extension, first floor extension, rear terrace extension, and associated landscaping.  
**OBSERVATION:** Recommend refusal as proposed. Concerns are raised as follows:-  
Potential adverse impact on neighbour amenity, overlooking, and loss of privacy - in particular the Swanage Youth Hostel building in Cluny Crescent, which also raises safeguarding concerns in view of the sizeable number of young people who stay at the Hostel.  
Site visit - a question was also raised as to whether a site visit had been undertaken by the planning officer as this was considered to be vital to fully appreciate the prominent position of the proposed development, in relation to the position and height of neighbouring properties.

P/HOU/2022/01806 **14 Osborne Road, Swanage, BH19 2QA**  
Proposed second floor alterations, including new dormer to provide additional bedroom and bathroom.  
**OBSERVATION:** Consideration of this planning application would be deferred to the next Committee meeting. (The documents relating to the application were not available on the planning portal as at the date of this meeting.)

P/LBC/2022/00804 **Listed Building Consent**  
**LISTED** **Durlston Cottage, Seymer Road, Swanage, BH19 2AH**  
Install stairlift.  
**OBSERVATION:** No objection.

P/LBC/2022/01522 **Listed Building Consent**  
**LISTED** **Newton Manor House, 170 High Street, Swanage, BH19 2PF**  
Internal and external superstructure repairs and internal decoration following damage by subsidence  
**OBSERVATION:** No objection.

P/VOC/2022/01964 **198 High Street, Swanage, BH19 2PQ**  
Variation of conditions on planning permission 6/2017/0439, plus variation of condition 2 of planning permission 6/2020/0386 that required the installation of obscure glazing within the rear (north east) elevation, to allow the installation of clear glazing at ground floor level.  
**OBSERVATION:** Consideration of this planning application would be deferred to the next Committee meeting. (The documents relating to the application were not available on the planning portal as at the date of this meeting.)

### **Notification of Appeal**

6/2021/0082 **Appeal reference: APP/D1265/Y/21/3286251**  
**Lai Ho Restaurant, 15 High Street, Swanage, BH19 2LP**  
Retention of store building, and erection of new canopy.  
Appeal start date: 17th March 2022  
**OBSERVATION:** The Committee did not wish to modify or withdraw its previous representation dated 14<sup>th</sup> June 2021, therefore no further action was required.

### **For information only**

#### **Environmental Impact Assessment**

\* P/ESC/2022/01367 **Harrow House, Harrow Drive, Swanage, BH19 1PE**  
Request for EIA Screening Opinion under Section 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, for the demolition of existing buildings, and erection of around 41 dwellings and 52 apartments.

#### **Non material amendments**

P/NMA/2022/01500 **6 Leeson Close, Swanage, BH19 2SR**  
Non material amendment to approved planning application 6/2021/0020 (Erect a single storey rear extension.) to move east elevation window lower, change south elevation patio door to window and French doors, and add three additional skylights.

\* P/NMA/2022/01712 **27 Walrond Road, Swanage, BH19 1PD**  
Non material amendment to approved planning application 6/2021/0188 (Rear and side extensions, extend existing balcony.) to alter balcony, remove utility room, alter fenestration and replace pitch roof with flat roof

### **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) Dorset AONB Partnership Board – consideration of request for support for proposed review of the protocol between the Dorset AONB and Dorset Council**

Further to concerns raised regarding local planning processes in relation to the AONB during Public Participation Time at the Council Meeting held on 14<sup>th</sup> March 2022, consideration was given to a letter received from the Chair of the Purbeck Area Committee of the Dorset Association of Parish and Town Councils, and Member of the Dorset AONB Board, seeking the support of the Town Council for a review of the protocol between the Dorset AONB and Dorset Council to be undertaken. It was explained that the whole of Swanage was situated in the AONB, and that this should bring the highest level of protection under the National Planning Policy Framework. However, concern was expressed that this did not appear to be the case at times in Swanage and Purbeck.

During the ensuing debate Members discussed the importance of the AONB and were in support of a review.

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

That the Town Council advises the Dorset Association of Parish and Town Councils, and the AONB Partnership Board, that it supports a review of the protocol between the Dorset AONB and Dorset Council being undertaken.

It was noted that the next Dorset AONB Partnership Board Meeting would be held on 26<sup>th</sup> May 2022.

**6. Dorset Climate Action Network (Dorset CAN) - consideration of letter to all town and parish councils in Dorset regarding the ‘Dorset Deserves Better’ Campaign for Dorset Council to re-think the Dorset Local Plan**

Consideration was given to an email received from Dorset CAN detailing its campaign, to press Dorset Council to re-think its draft Local Plan. It was noted that Dorset CAN was also writing on behalf of an alliance of 38 Dorset-based organisations representing over 20,000 people in Dorset. It was felt by the group that the Local Plan proposed an excessive volume of development that would be damaging to the county. An open letter had been sent to Dorset Council accordingly, a copy of which was provided, and an invitation was extended to the Town Council to join the campaign and to co-sign the open letter.

During the ensuing discussion Councillor Bonfield also reported that he had attended two online meetings of the group.

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

That the Town Council wishes it to be noted that it supports the aims and objectives set out in the open letter from Dorset CAN to the Leader of Dorset Council dated 17<sup>th</sup> January 2022.

## **Licensing**

**7. Mr A Billing & Mrs H Billing, Down The Beach Café, Burlington Chine, Burlington Road, Swanage, BH19 1LR - application for a premises licence under section 17 of the Licensing Act 2003**

It was reported that this was an existing unlicensed café/takeaway situated adjacent to the beach at Burlington Chine which had made an application for a premises licence to permit the sale of alcoholic drinks to customers to enhance the business. It was noted in the application that the standard opening hours of the business were from 8.00 a.m. until 7.00 p.m.

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

It was proposed by Councillor Foster, seconded by Councillor Whitwam and RESOLVED UNANIMOUSLY:-

**OBSERVATION:** No objection under the four licensing objectives.

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

**a) Langton Matravers Parish Council (LMPC) – resolution from LMPC Council**

**Meeting held on 10<sup>th</sup> March 2022** – an email had been received from LMPC setting out a resolution it had made at a recent Council Meeting regarding concerns it had relating to Dorset Council’s planning systems. During the ensuing discussion Members noted the contents of the email, and it was proposed by Councillor Bonfield, seconded by Councillor Foster and **RESOLVED UNANIMOUSLY:-**

That the Town Council wishes it to be noted that the content of LMPC’s representation to Dorset Council has been reviewed, and has no further comments to make.

**7) Date of next meeting**

The date of the next meeting had been scheduled for Monday 9<sup>th</sup> May 2022.

The meeting closed at 7.40 p.m.

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