

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, High Street, Swanage on **MONDAY, 7th FEBRUARY 2022** at **6.30 p.m.**

Chair: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor C Finch

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration and Communications Manager

There were no members of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

There were no apologies to report 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.

Planning application No's. P/ADV/2022/00404 & P/FUL/2022/00289 Swanage Pier, High Street, Swanage – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Trustee of The Swanage Pier Trust.

There were no other declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

6/2020/0474

Reconsultation – amended plans

2 Springfield Road, Swanage, BH19 1HD

Demolish building and erect a block of four flats, with associated parking and landscaping.

OBSERVATION: No objection to development of the site, however, Members feel that the minor amendments made to this proposal do not mitigate all of the Town Council's original concerns as set out in the Council's comments dated 4th January 2021, some of which therefore remain the same (copy attached below).

Members do feel that the amendments made to the previously long 'blank' wall with one small window on the north side of the proposed building facing Kings Road West are an improvement, and more in keeping with the street scene.

Major concerns are again raised regarding the height and scale of the proposed building, which would be completely out of keeping with the surrounding properties/area.

Further comments are raised as follows:-

- Concerns regarding the potential for waste/debris to enter the Swan Brook river adjacent to the site, which could have an adverse impact on the sizeable numbers of wildlife/marine life which live in/frequent the river (e.g. ducks, water voles, range of fish species). Questions are raised as to whether a construction management plan is being put in place which would mitigate these concerns during the proposed building works, and also whose responsibility it would be to ensure the river remained clear of debris in the future, once the proposed development was complete.

Extract from Minutes of the Planning and Consultation Committee held on 4th January 2021:

OBSERVATION: No objection to development of the site, subject to confirmation being received that the proposed parking area will not impact on pedestrian/highway safety. It is also recommended that these comments are brought to the attention of Dorset Highways, and that it would be vital for the planning and highways officers to undertake a site visit to view the area of concern.

Comments are raised as follows:-

Accessibility – it would appear that there is no disabled access to the proposed building.

Design – proposed pitch of roof higher than adjacent property – unattractive design and does nothing to enhance the character or appearance of the Swanage Conservation Area.

Waste collection - lack of detail regarding management/ collection of waste/recycling bins – where would the bins be placed for collection and how would the waste collection vehicles access these? The proposed parking area covers the front of the building, Springfield Road is a no through road with no turning circle, and Kings Road West is one of the main routes in to the town with heavy footfall on the footway throughout the year.

Further to his declaration under Minute No. 2) Councillor Whitwam remained in the room during consideration of the following two items, but did not take part in any discussion, decision or vote regarding these applications.

P/ADV/2022/00404

Swanage Pier, High Street, Swanage, BH19 2LN

Provision of a television with changing information about the pier for use by visitors within an existing small building, at the entrance to the pier property.

OBSERVATION: No objection.

P/LBC/2022/00403

LISTED

Listed Building Consent

Swanage Pier, High Street, Swanage, BH19 2LN

Provision of a television with changing information about the pier for use by visitors within an existing small building, at the entrance to the pier property.

OBSERVATION: No objection.

- * P/FUL/2022/00289 **26 Station Road, Swanage, BH19 1AG**
Change shop doors and frame due to being unsafe to open and close. Parts no longer available.
OBSERVATION: No objection.
- P/HOU/2022/00258 **Clarence Cottage, 2 Chapel Lane, Swanage, BH19 2PW**
Emergency repairs to partially collapsed roof - Grade II Listed Building.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and recommendations (report not available as at the date of this meeting).
- P/LBC/2022/00259
LISTED **Listed Building Consent**
Clarence Cottage, 2 Chapel Lane, Swanage, BH19 2PW
Emergency repairs to partially collapsed roof.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and recommendations (report not available as at the date of this meeting).
- P/HOU/2022/00560 **1 Church Close, Swanage, BH19 1JP**
Erect single storey side extension with lean-to roof.
OBSERVATION: No objection.
- * P/VOC/2022/00182 **3 De Moulham Road, Swanage, BH19 1NP**
Variation of condition 2 of planning permission 6/2020/0452 (Variation of condition 2 of planning permission 6/2019/0648 (Demolish existing dwelling and erect four new houses with off street parking and gardens) to alter the height of the buildings, alterations to the roof to include PV panels, erection of a bin store and alterations to terraces and party walls) and (as amended by non-material amendment 6/2021/0239) to allow the retention of an existing stone wall.
OBSERVATION: No objection.

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) **The Towns Improvement Clauses Act 1847 – To consider suggested street names for the new residential development on land east of Northbrook Road (former Grammar School site), Swanage**

Consideration was given to an email received from Barratt Developments PLC dated 31st January 2022 regarding potential new street names for the residential development on land east of Northbrook Road (former Grammar School), Swanage. It was reported that four suggested names had been put forward by the Swanage Grammar School Association, being the surnames of former teachers of the Swanage Grammar School.

During the ensuing discussion Committee Members stressed that it would be important for the new street names to have a historic connection with the site, and consideration was

also given to a list of longest serving Swanage councillors (from 1873 to 1997).

It was anticipated that up to four new street names would be required, and Councillors agreed to put forward the following recommendations, in order of preference, for the new names:

- 1) **Old Grammar School** - Councillors felt strongly that there should still be a reference/acknowledgement to the school at the new housing development.
- 2) **Gaskell** - as well as being a staff member of the school, Mr Arthur Gaskell was also a long-serving Member of the Swanage Urban District Council (for 23 years between 1949 and 1972), and also chosen for his military service.
- 3) **Rawlings** – as well as being a staff member of the school, Miss Gwen Rawlings was also a long-serving Member of Swanage Town Council (for 17 years between 1982 and 1999).
- 4) **Lindsay** – as well as being a staff member of the school, Mr Lindsay was also chosen for his military service.

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

That the Town Council requests that the new street names for the residential development on land east of Northbrook Road (former Grammar School site), Swanage, be Old Grammar School, Gaskell, Rawlings and Lindsay.

These names would now be submitted to Barratt Developments PLC/Dorset Council for consideration accordingly.

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

- a) **Neighbourhood Planning** – further to Minute No. 6 b) of the Planning and Consultation Committee Meeting held on 10th January 2022, there was no further update to give at this time.
- b) **Communications Strategy Working Party meeting** – a reminder was given that the next meeting of the working party would be held on 16th February 2022 at 4.00 p.m.
- c) **Lower Grammar School field** – an update was given on a site meeting which had been held in the field on 2nd February 2022 to consider possible future options for the field.

7) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 7th March 2022.

The meeting closed at 7.50 p.m.
