

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 9th MAY 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 N Rogers

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**

An apology for her inability to attend the Meeting was received from Councillor Finch.

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.

3) **Planning**

6/2021/0357

Reconsultation – amended plans

61 High Street, Swanage, BH19 2LY

Change of use of retail and ancillary storage area (use class A1 retail) to form a self-contained flat (use class C3 dwelling house).

OBSERVATION: No objection. The Town Council would also wish it to be noted that it is pleased to see that the important retail element of this building will remain (as part of the redevelopment proposals).

P/CLE/2022/02847

Certificate of Lawfulness

Old Town Market, 1 Park Road, Swanage, BH19 2AA

Certificate of lawfulness to continue using the property as a dwelling as granted planning application number 6/2017/0672.

OBSERVATION: No objection.

P/FUL/2022/02087

10 Institute Road, Swanage, BH19 1BX

Change of use from store ancillary to shop (use class E) to a single person studio apartment.

OBSERVATION: No objection.

P/HOU/2022/01806

Deferred from meeting held on 4th April 2022

14 Osborne Road, Swanage, BH19 2QA

Proposed second floor alterations, including new dormer to provide additional bedroom and bathroom.

OBSERVATION: No objection to redevelopment of the property. However, the Town Council feels that the size and scale of the proposed rooflights are not in keeping with/would be detrimental to the street scene of the area, and would wish to see smaller rooflights installed as part of any approved scheme.

* P/HOU/2022/01935 **31 Northbrook Road, Swanage, BH19 1PP**
Extend and convert store ancillary to owner's accommodation.
OBSERVATION: No objection.

* P/HOU/2022/02377 **12 Vivian Park, Swanage, BH19 1PJ**
Proposed change of external facing materials.
OBSERVATION: No objection to the proposed works. However, the Town Council is disappointed to note that the wall at the front of the property has been removed, which has had an adverse impact on the street scene and character of the area, and which is not included on the planning application form/as part of this proposal. Concerns are raised regarding the loss of enclosure/continued loss of character in the town through redevelopment, namely the front boundary wall. The Council would wish to see reinstatement of the wall as part of any approved scheme. Attention is drawn to:-
Swanage Townscape Character Appraisal 04.12 Mixed Pre- and Post-war Housing

- **Landscape** - Front boundaries are predominantly of stone or brick walls often backed with mature hedges, shrubs and trees, where space allows.
- **Details** – Well defined and maintained front boundaries provide clear definition to the street scene.

P/HOU/2022/02465 **7A Sunnydale Villas, Durlston Road, Swanage, BH19 2HY**
Single storey side and rear extension, and new dormers for loft conversion.
OBSERVATION: No objection.

P/HOU/2022/02472 **Churchills Gardens, 36A Days Road, Swanage, BH19 2JP**
Erect single storey extension at first floor, with parking below.
OBSERVATION: Recommend refusal. The description of the proposal is misleading. The plans present what appears to be a separate dwelling (not an extension ancillary to the main building), with its own front door. The Town Council objects to the creation of a separate plot/address.

P/OUT/2022/02516 **Application for Outline Planning Permission**
56 Bell Street, Swanage, BH19 2SB
Sever land and erect a detached house with parking (outline application to determine access, appearance, layout and scale).
OBSERVATION: No objection to redevelopment of the site. However, concerns are raised regarding the 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.

Further concerns are raised regarding the proposed loss of enclosure, and continued loss of character in the town through redevelopment, namely the existing Purbeck Stone boundary wall, and its setting in the Herston Conservation Area.

The Council would wish to see as much of the wall retained as part of any approved scheme.

P/HOU/2022/02547 **3 Priests Road, Swanage, BH19 2RG**
Single storey front extension, and first floor rear extension.
OBSERVATION: No objection to redevelopment of the property. However, the Town Council wishes to express its disappointment regarding the poor/uninspiring design of the proposed extensions, and attention is drawn to the recently approved planning application for this property No. P/HOU/2021/04462 which the Council had no objection to. It is also noted that the '3D projection - proposed – south' is somewhat misleading as it gives the impression that the property is surrounded by trees, when it is not, being adjacent to Priests Road.

P/VOC/2022/01964 **Deferred from meeting held on 4th April 2022**
Application for Removal or Variation of a Condition
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: 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.

5) The Towns Improvement Clauses Act 1847 – to consider suggested street names for the new residential development in Manor Road (former St Mary’s School site), Swanage

Consideration was given to an email received from Bracken Developments Ltd dated 28th April 2022 regarding suggested street names for the new residential development in Manor Road (the former St Mary’s Primary School site). It was reported that only one name was required, and that four suggestions had been put forward, being Old School Lane, Chapel Road, Sunshine Lane, and St Mary’s Road, which were discussed in turn.

During the discussion attention was drawn to the fact that the new development was accessed through/situated at the end of Manor Road, and Members were in agreement that it would be fitting to name the new road Manor Place.

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

That the Town Council requests that the new street name for the residential development in Manor Road (the former St Mary’s Primary School site), be Manor Place.

This name would now be submitted to Bracken Developments Ltd/Dorset Council for consideration accordingly.

Consultation

6) Department for Levelling Up, Housing and Communities – technical consultation on street naming – Public Consultation

It was reported that the current system for street naming relied upon three Acts from the early 20th century and created nationally inconsistent and unclear procedures for changing street names. The government was therefore considering legislation to ensure that there was a common requirement across England for votes on proposed changes of street names, and was interested in views on how this would be implemented.

During the ensuing discussion, Committee Members wished it to be noted that the consultation documents had been appropriately reviewed and discussed, and agreed that it would be important to send a link to the consultation to all Town Councillors to provide them with the opportunity to complete the online survey individually and raise any comments if they so wished.

7) Items of Information and Matters for Forthcoming Agendas

a) Neighbourhood Planning presentation – Monday 6th June 2022 at 6.30 p.m. – it was reported that a presentation would be given by planning consultants, prior to commencement of the next Planning and Consultation Committee meeting being held on 6th June, regarding what advice services may be available to the Council concerning the development of a Neighbourhood Plan. There would also be an opportunity for a ‘Q & A’ session with the consultants following the presentation.

b) Dorset Council – Houses in Multiple Occupation (HMO) - consultation on two new documents – full details could be found on Dorset Council’s website via the following link: [Houses in Multiple Occupation Documents Consultation - Dorset Council](#)
Closing date for responses 15th May 2022.

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 6th June 2022.

The meeting closed at 7.50 p.m.
