

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 5th JUNE 2023** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

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

Public Participation Time

The following matter was raised:-

- **Durlston Bus Service** – a request made for an update on this matter to be placed on a future agenda of the Traffic Management Advisory Committee.

1) **Apologies**

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

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. P/FUL/2023/01535 5 Victoria Avenue, Swanage, BH19 1BJ – Councillor Finch declared a disclosable pecuniary interest under the Code of Conduct by reason of having a business association with the applicant.

Planning Application No. P/FUL/2023/02622 Bay View Court, 7 Cluny Crescent, Swanage, BH19 2BP – Councillor Finch declared a disclosable pecuniary interest under the Code of Conduct by reason of having a business association with the applicant.

There were no further declarations to record on this occasion.

3) **Dorset Council (DC) – The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022 – consideration of representation to Dorset Council (DC) for Swanage to be included in the PSPO**

Further to Minute Nos. 5 a) and 11 a) of the Planning and Consultation Committee Meetings held on 6th March and 2nd May 2023 respectively, Councillor Harris introduced Mr Graham Duggan, Head of Community and Public Protection, Dorset Council to the meeting via online link. Mr Duggan then provided an overview/presentation on PSPOs, including The Open Land ASB Related Order, and when and how they were used/enforced. It was noted that prominent signage regarding the Orders had been displayed in appropriate locations to raise public awareness of issues experienced in these areas. Attention was drawn to the devastating fires experienced in Wareham Forest, and Studland Heath, and a question was raised as to whether it would be possible to install supplies of fire beaters in and around these locations.

A ‘question and answer’ session was then held with Mr Duggan, and clarification was obtained regarding what types of land could be considered for inclusion in The Open Land ASB Related PSPO.

During the discussion it was reported that DC would be considering requests to include further areas of land in the PSPO in 2024 (the existing PSPO would expire in June 2025), and therefore recommended that the Town Council compiled a list of areas it would wish to protect by such an Order, along with relevant evidence of need/details regarding why these should be included, over the next few months, in readiness for the review in 2024. It was agreed that this matter would be placed on a future agenda.

Further to Minute No. 5 b) of the Planning and Consultation Committee Meeting held on 2nd May 2023, Mr Duggan also advised that the consultation on a new Dog related PSPO, which identified where, when and how dogs could use green spaces and beaches, would be launched imminently (the existing Order would expire in December 2023). This would provide members of the public and stakeholders with the opportunity to have their say on where and when they thought there should be restrictions on dogs in public places across the DC area.

Councillor Harris thanked Mr Duggan for taking the time to attend the Committee Meeting to answer Members’ questions and concerns, and for the very interesting and informative presentation.

Planning

4) Plans for consideration

Delegated Applications

P/FUL/2022/04653

Reconsultation – amended plans

Royal Victoria Apartments and Pier View Flats, 1 High Street, Swanage, BH19 2LN

Bin store within the curtilage of Royal Victoria Apartments and Pier View Flats.

OBSERVATION: Recommend refusal, the minor amendments made to the proposal do nothing to mitigate the Council’s original concerns as set out in its comments dated 7th November 2022, and 6th March 2023, which remain the same.

The Town Council wishes it to be noted that these objections/ comments also relate to related planning application No.

P/LBC/2022/05648 Pier View Flats, Seymer Road, Swanage, BH19 2AQ.

Further to her declaration under Minute No. 2) Councillor Finch left the room during consideration of the following item.

P/FUL/2023/01535

5 Victoria Avenue Industrial Estate, Swanage, BH19 1BJ

Demolition of existing buildings, and erection of offices (Use Class E(g)) with associated parking.

OBSERVATION: No objection to redevelopment of the site, subject to the Environmental Health Officer’s report. However, the Town Council wishes it to be noted that it is in support of sustainable building design principles to minimise environmental impact, and would wish to see the inclusion of sustainable building principles in the redevelopment proposals, e.g. solar panels, air source heat pumps, and recommends that this should form part/be a condition of any approved scheme.

Members also expressed disappointment regarding the lack of porous surfaces around the proposed building, and that no consideration had been given to electric vehicle charging points.

Councillor Finch re-entered the room.

P/FUL/2023/02281 **10 Redcliffe Road, Swanage, BH19 1NE**
Change of use of ground floor from retail to C3 residential.
OBSERVATION: No objection.

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

P/FUL/2023/02517 **160 Victoria Avenue, Swanage, BH19 1AZ**
Installation of roof-mounted solar photovoltaic (PV) panels.
OBSERVATION: No objection. The Town Council wishes it to be noted that it is in support of sustainable building design principles to minimise environmental impact, and is pleased to note that solar panels are proposed.

Further to her declaration under Minute No. 2) Councillor Finch left the room during consideration of the following item.

P/FUL/2023/02622 **Bay View Court, 7 Cluny Crescent, Swanage, BH19 2BP**
Conversion of existing seven flats to five apartments with new porch.
OBSERVATION: No objection. The Town Council is pleased to note that the appearance/character of this historic building, which is situated within the Swanage Conservation Area, is being renovated/retained.

Councillor Finch re-entered the room.

P/FUL/2023/02986 **The Rookery Seymer Road, Swanage, BH19 2AQ**
LISTED
Construction of an external bin store for six bins - to accommodate for the success of the commercial unit (and the resulting extra refuse).
OBSERVATION: No objection. These comments also relate to related planning application No. P/LBC/2023/02987 for Listed Building Consent.

* P/HOU/2023/01391 **56 Victoria Avenue, Swanage, BH19 1AP**
Erect side and rear single storey extensions. Create new access and dropped kerb on Victoria Avenue.
OBSERVATION: Recommend refusal, the Town Council has concerns with the proposal as follows:-
Loss of enclosure/adverse impact on street scene - concerns are raised regarding the potential loss of enclosure, adverse impact on the street scene/character of the area, and continued loss of character in the town through redevelopment, namely the existing Purbeck Stone boundary wall. The Town Council would wish to see the wall retained.
Loss of greenspace/biodiversity/nature conservation – proposed loss of area of garden/greenspace. The Council would wish to see the greenspace retained. Attention is drawn to the adopted **Swanage Green Infrastructure Strategy SPD** (green corridors – rivers and canals (including their banks), road verges and rail embankments, cycling routes, and rights of way;) the site being close to the Swan Brook and green corridor leading to the town, and also to the Council’s **Environment Policy and Action Plan** and work being undertaken to protect and enhance the town’s natural environment.

Highway issues: traffic generation/vehicular access/road safety – road/pedestrian safety concerns – access to the proposed parking area is across a busy footway, on the main A351 route into the town/the beach area, and in close proximity to the entrance/exit of the Main Beach car park. Properties along this section of Victoria Avenue have parking areas/garages to the rear of the property, accessed from a service lane, which provides a much safer access/exit to and from the properties. It was noted that the Dorset Highways report was not available as at the date of the meeting (5th June).

Biodiversity Checklist – this incorrectly states that the property is not within 10m of a watercourse. It is situated opposite the Swan Brook, and is in Flood Zones 2 and 3.

Further concerns are held regarding the **lack of information/detail on the submitted plans.**

Although not a material planning consideration, comments are made that the applicant needs to be made aware of the De Moulham Trust covenants that are extant on this property.

* P/HOU/2023/02351 **28 Walrond Road, Swanage, BH19 1PD**

Erect first floor front extension, single storey rear extension, form terraces and construct balcony.

OBSERVATION: No objection. However, the Town Council would wish to see the inclusion of sustainable building principles in the development proposals, e.g. solar panels, air source heat pumps.

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

P/HOU/2023/02889 **Sentry Cottage, Sentry Road, Swanage, BH19 2AG**

Erect a first floor rear extension and extended deck to create covered store.

OBSERVATION: Recommend refusal, the Town Council has major concerns with the proposal as follows:-

Overdevelopment/overbearing/out of keeping with the character of the area/street scene – the proposal is considered to be overdevelopment and would be out of keeping with/detrimental to the important street scene and character of the Sentry Road area, which is within the Swanage Conservation Area.

Adverse impact on Swanage Conservation Area – the property is a character building, situated in close proximity to a number of listed buildings, and opposite Victorian Villas built in the 1880s, and the Council feels that the proposal is insensitive and does nothing to enhance its setting within the Conservation Area (modern design and use of inappropriate materials e.g. zinc, aluminium in white/grey). It was noted that the Design and Conservation Officer's Report was not available as at the date of the Meeting (5th June 2023).

Overlooking/loss of privacy/neighbour amenity/loss of light – the property is in very close proximity to neighbouring properties, and concerns are held regarding potential overlooking, loss of privacy/neighbour amenity, and loss of light. The proposed extension will be much higher than, overlooking, and intrusive to the limited outdoor space and windows of these properties, in particular Nos. 17 and 17a (basement flat) Park Road.

Loss of historic Purbeck Stone wall - concerns are raised regarding the continued loss of character in the town through redevelopment, namely the existing Purbeck Stone boundary wall. The Council would wish to see the wall retained in any approved scheme.

P/HOU/2023/02956 **69 Steer Road, Swanage, BH19 2RX**
Erect single storey rear extension.
OBSERVATION: No objection.

P/LBC/2023/02419 **Listed Building Consent**
LISTED 19 High Street, Swanage, BH19 2LP
Replacement of four bay windows to the front elevation.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report.

P/MPO/2023/02926 **Application for Modification or Discharge of a Planning Obligation Purbeck Centre (former Swanage Grammar School), Northbrook Road, Swanage, BH19 1QE**
The section 106 agreement assigned to planning permission 6/2021/0314 requires Barratt David Wilson Homes, as the owners of the land, to formally discharge the following obligations - Notice of commencement for the SANG works - Schedule 3, Paragraph 1, and notice of completion for the SANG works - Schedule 3, Paragraph 1 Clause 2.
OBSERVATION: The details of the application are noted and the Town Council has no further comments to make.

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 *.

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

a) P/TRT/2023/02538 **32 Durlston Road, Swanage, BH19 2HX**

6x Leyland Cypress - Fell and remove stumps. Replant with a single Lilac Ceanothus in a different location.

OBSERVATION: Although the Town Council has no objection to the proposed works for the reasons stated, it is very disappointed to note that six trees are being lost, and are only being replaced with one shrub (new location not specified). Concerns are raised regarding the potential impact that this may have on the environment/habitats of local birds and wildlife, and attention is drawn to the Council's Environment Policy and Action Plan and work being undertaken to protect and enhance the town's natural environment. The Council therefore requests that consideration is given to the planting of more (native species) trees/shrubs, and that this should be a condition of any approved application, in the interests of biodiversity/nature conservation.

Consultation

6) To note receipt of the following consultation documents, and to determine the Council's preferred method of response, if any:

a) **Department for Levelling Up, Housing and Communities**

It was noted that the consultation survey on the registration scheme for short-term lets in England was shorter and required less information than the consultation on the introduction of a use class/associated permitted development rights for short-term lets.

Further to Standing Order No. 12) a) viii, it was proposed by the Chairman and AGREED:-
That Item 6 a) ii) on the Agenda be brought forward
to Item 6 a) i).

i) Public Consultation on a registration scheme for short-term lets in England

Further to Minute No. 7 a) i) and ii) of the Planning and Consultation Committee Meeting held on 2nd May 2023, further consideration was given to the Council's response to the consultation. Members were in support of a registration scheme and the online survey was completed during the meeting.

ii) Public Consultation on introduction of a use class for short-term lets and associated permitted development rights

Further to Minute No. 7 a) i) and ii) of the Planning and Consultation Committee Meeting held on 2nd May 2023, further consideration was given to the Council's response to the consultation, and comments and concerns were reiterated regarding the potential positive, and negative, impacts that the proposals could have on the town, its housing stock, tourism and the local economy. The online survey was completed during the meeting.

Councillor Whitwam left the Meeting at 8.50 p.m.

b) Dorset Council – Public Consultation on Planning for climate change guidance documents

Further to Minute No. 5 c) of the Planning and Consultation Committee Meeting held on 2nd May 2023, further consideration was given to the Town Council's response to DC's consultation on 'Planning for climate change guidance documents'.

During the discussion Committee Members agreed that the following statement should also be submitted with the response:-

'Swanage Town Council supports the implementation of this comprehensive interim guidance on the proposed planning requirements which are aimed at greatly improving the sustainability of new-build and existing properties, including listed buildings. It is hoped that the guidance will have significant weight in the consideration of planning applications until the eventual adoption of the Dorset Local Plan which should contain the guidance as a policy.'

The online survey was commenced, however, due to the time limitations of the meeting, there was not enough time to answer all questions during the meeting. It was therefore agreed that the Chairman, with the assistance of the Planning and Community Engagement Manager, would input the answers to the remaining questions the following day, in accordance with discussions and comments made at the meeting. It was noted that responses to the consultation had to be submitted by close of business on 8th June 2023.

Councillor Bonfield left the Meeting at 9.00 p.m.

7) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council (DC) – The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022 – consideration of areas of land in Swanage to be put forward for DC's review of the PSPO in 2024.

b) Dorset Council (DC) – Public Consultation on new Proposed Dog Related Public Spaces Protection Order (PSPO)

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 3rd July 2023.

The meeting closed at 9.05 p.m.
