

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** hosted on the Zoom platform on **MONDAY 1st MARCH 2021** 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 N Rogers

Swanage Town Council – until 7.15 p.m.

Councillor W Trite

Swanage Town Council

Miss N Clark

Administration and Communications Manager

There were nine members of the public and one member of the local press present at the meeting.

Public Participation Time

The following matters were raised:-

- **Planning application 6/2020/0490 61 Queens Road, Swanage** – a number of concerns regarding the proposal to hive off the garden of the property and build a new dwelling, which included the following:-
 - Overdevelopment - plot considered too small for two dwellings, and was in contravention of Local Plan policies. It was felt that the proposed development would detract from the undeveloped and open nature of the area. Reference was also made to Dorset Council’s pre-application advice dated 17th August 2020 which raised similar concerns.
 - Potential adverse impact on neighbouring properties, overshadowing, overlooking and loss of privacy.
 - Comments regarding inaccuracies in the design statement regarding the descriptions of the developments which had been undertaken at 5 & 10 Sunridge Close, and 53a Queens Road which had not been infill developments.
 - Reference made to a similar planning application for land to the rear of 59 Queens Road which had been refused (6/2001/0419).
 - Potential adverse impact on the environment and nature conservation, in view of the excavation which would be required to prepare the plot for such a dwelling, and the loss of an important greenspace. It was noted that foxes, badgers and deer were regular visitors to the area.
 - Inadequate drainage – the area was regularly waterlogged in the winter months, with surface water running into Sunridge Close and frequently blocking drains.
 - Potential increase in traffic in Sunridge Close, which was a private, unmade road.
 - A neighbour consultation letter had not been received from Dorset Council by the resident of the house adjacent to the plot, and the site notice had been displayed outside of the incorrect house, not 61 Queens Road.
- **Dorset Council’s public consultation on the draft Dorset Local Plan** – a number of concerns regarding the draft proposals and policies for Swanage, which included the following:

- The proposal for 150 new homes on land to the west of Prospect Allotments which was considered to be overdevelopment, and attention drawn to the fact that there were already sizeable developments being undertaken in the Northbrook Road area which had not all been sold or built out as yet. Reference was also made to the planning application for a further 39 dwellings on the former Grammar School site.
- The potential adverse environmental impact of such a sizeable development if it went ahead, the loss of greenbelt land which was in the Dorset AONB and outside of the existing settlement boundary.
- Inadequate infrastructure and local services to service the proposed new dwellings, including health services, schools and public transport.
- Loss of the Swanage Local Plan (SLP) which would be superseded by the Dorset Local Plan once adopted, and reference made to the number of years work which had gone into the research and development of the SLP.
- Potential for commercial/retail floorspace development to be moved outside of the town centre boundary, which could have a detrimental impact on local businesses and residents.

The Meeting commenced at 6.55 p.m.

1) **Election of Chair**

In the absence of the Committee Chair, it was proposed by Councillor Harris, seconded by Councillor Foster and **RESOLVED UNANIMOUSLY:-**

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

2) **Apologies**

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

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.

Planning application No. 6/2020/0644 19 Church Hill, Swanage, BH19 1HU -

Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of the applicants.

There were no other declarations to record on this occasion.

Planning

4) **Plans for consideration**

Delegated Applications

6/2020/0476 **5 Alderbury Close, Swanage, BH19 2SN**
 Replacement porch and reconfiguration of entrance with new window arrangement.
 Mr & Mrs Elm
OBSERVATION: No objection.

6/2020/0478 **Listed Building Consent**
LISTED Parkers Stores, 205 High Street, Swanage, BH19 2NG
 Installation of guttering and downpipe system.
 Mr Nicholson
OBSERVATION: No objection.

- 6/2020/0490 **61 Queens Road, Swanage, BH19 2EW**
 Erect dwelling.
 7 Sunridge Close Ltd
OBSERVATION: The Committee strongly recommends refusal, this proposal is considered to be overdevelopment and would be detrimental to the important street scene and character of the area. Major concerns are raised as follows:-
Overdevelopment and adverse impact on the street scene and character of the area as defined in the Swanage Local Plan, Swanage Townscape and Character Development, Policy STCD (the property is in an Area of Distinctive Local Character), and the Swanage Townscape Character Appraisal, 04.13 Low Density Residential –
 ‘Density and Mix – Development densities are relatively low. Modest dwellings, usually set within relatively large plots.’
 ‘Threats - Intensification of development through infilling or redevelopment of existing plots at greater densities could threaten the low-density character and result in the loss of important vegetation and well-defined boundary treatments. Insensitive redevelopment where built forms become more dominant than the vegetation.’
 ‘Strengths - Low density plots and mature vegetation provide a consistent and well-integrated established character. Mature landscape is often more dominant than the built form.’
Potential adverse impact on neighbour amenity, overlooking and loss of privacy – being so close to the boundaries of neighbouring properties, and from the proposed balcony.
Environmental impact – due to the underground design of the property, and the excavation and groundworks which would be required to prepare the plot.
Flood risk/inadequate surface water drainage - given the sloping nature of the site and the regular flooding and blocked drains experienced in the area.
Adverse impact on nature conservation – the loss of a sizeable area of existing greenspace, which could have an adverse impact on local wildlife.
Potential noise and disturbance - problems arising from the construction period of any works, e.g. considerable noise, disturbance, dust, and construction vehicles, and the potential adverse impact on Sunridge Close which is a private and unmade road.
Local transport services - comments are also made that there is no public bus service servicing this area/the property.
- 6/2020/0525 **Swanage Hospital, Queens Road, Swanage, BH19 2ES**
 Erect summer house.
 Mr Williams
OBSERVATION: No objection.
- * 6/2020/0550 **46 Rabling Road, Swanage, BH19 1EG**
 Erect single storey side extension.
 Mrs Muir
OBSERVATION: No objection. The Committee feels that the proposal is in keeping with the design of the existing house.
- * 6/2020/0566 **Cliff Cottage, Shore Road, Swanage, BH19 1LD**
 Replacement of hedge with boundary wall, and resurfacing of existing drive.
 Mr & Mrs Sutcliffe

OBSERVATION: No objection, subject to confirmation being received that the proposed boundary wall will be constructed of Purbeck Stone, which will be in keeping with the properties, and character and appearance of the surrounding area.

- * 6/2020/0580 **34A Walrond Road, Swanage, BH19 1PD**
Erect first floor front extension with balcony. Erect a side carport with a balcony over, and install dormer window in rear roof slope. Install solar panels.
Ms Walker
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation was still open as at the date of these comments – until 6th March 2021).
- * 6/2020/0585 **48 Victoria Avenue, Swanage, BH19 1AP**
Erect five flats with associated parking.
Mr & Mrs Lovell
OBSERVATION: No objection. However, concerns are raised regarding the number of proposed parking spaces (four spaces for five flats) as there is very limited on street parking in the surrounding area, and there is no parking in the narrow service lane to the rear of the property. Committee Members also wish to point out that the plans and information provided regarding this application had caused some confusion:
- The application was for '48 Victoria Avenue', however, two previously approved planning applications (6/2020/0218 and 6/2020/0609) relating to the property adjacent to this plot had also been for '48 Victoria Avenue'.
 - There were differing dates on documents, and it was unclear what the modifications on 18th February were.
 - It was noted that neighbour consultation letters had been issued on 10th February 2021, however, the plans were dated 16th February 2021.
- 6/2020/0591 **Flat 1, Minterne, 21 Park Road, Swanage, BH19 2AA**
Erect a dormer window.
Mrs Milner-Percy
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation was still open as at the date of these comments – until 7th March 2021).
- 6/2020/0599 **26 Moor Road, Swanage, BH19 1RG**
Erect single storey workshop, and extend existing garden terrace with associated landscaping.
Drs Monday and Heard
OBSERVATION: No objection.
- Further to her declaration of interest under Minute No. 3), Councillor Harris left the Meeting during consideration of the following item.
- 6/2020/0644 **19 Church Hill, Swanage, BH19 1HU**
Single storey rear extension. Construct rear dormer with balcony in loft to form accommodation.
Mr & Mrs Fielder

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

Councillor Harris re-joined the Meeting.

- * 6/2020/0650 **23 Walrond Road, Swanage, BH19 1PD**
Erect rear and side extension, and extend existing raised patio area.
Mr and Mrs Stamp
OBSERVATION: No objection.
- 6/2020/0653 **29 Townsend Road, Swanage, BH19 2PU**
Erect single storey extensions.
Mr & Mrs Reigate
OBSERVATION: No objection.
- 6/2021/0003 **2 South Road, Swanage, BH19 2QR**
Demolish existing conservatory and erect a single storey pitched roof extension.
Mr Burridge
OBSERVATION: No objection.

For information only

- 6/2020/0597 **Non-material amendment**
13 Newton Manor Close, Swanage, BH19 1JS
Non-material amendment to planning permission 6/2020/0322 (Erect single storey side extension.) to remove one front window, remove one rear door and increase the width of the patio doors on the proposed extension.
Mr Boyce
- 6/2020/0646 **Certificate of Lawful Development - Existing**
Land adjacent to Swanage Bay Holiday Park, Swanage, BH19 2QS
Use of land for seasonal use of the top field for camping by motorhomes, trailers and tents, and the siting of Portoloos annually from the third weekend of July to the end of the second weekend of September.
Shorefield Holidays Ltd
- This is an application for a Certificate of Lawful Development Existing. This is not a planning application but a request for a legal determination of Dorset Council as to whether or not Planning Permission is required for the seasonal use of land.
- 6/2021/0037 **Non-material amendment**
Flat 3, 54 Park Road, Swanage, BH19 2AE
Non-material amendment to planning permission 6/2019/0518 (Internal alterations to the second floor and attic. Replacement of an existing rear dormer window with larger dormer. Insertion of two roof lights and replacement of windows on second floor rear elevation.) to re-position the rear dormer window and alter internal layouts for the second and third floors.
Mr & Mrs Belchamber

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

a) **Dorset Council - public consultation on the draft Dorset Local Plan – update following Councillor workshop**

Further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 1st February 2021, and the concerns raised during Public Participation Time, it was reported that the Town Council's response to the consultation on the draft Dorset Local Plan had been discussed at Councillor workshops held on 8th February and 1st March 2021. A draft of the response was now in the process of being drawn up and would be considered for approval at an Extraordinary Meeting of the Council being held on 10th March 2021.

It was further reported that a copy of the draft response would be published on the Town Council's website in due course.

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

a) **Planning application No. 6/2020/0281 5 Ballard Estate, Swanage, BH19 1QZ** – further to Minute No. 3) of the Planning and Consultation Committee Meeting held on 2nd November 2020 it was reported that at the Meeting of the Eastern Area Planning Committee held on 10th February 2021 this application had been refused. Thanks and appreciation were extended to Councillors Suttle and Trite who had spoken of the Planning and Consultation Committee's concerns regarding this application at the meeting.

7) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 12th April 2021 at 6.30 p.m.

The meeting closed at 7.50 p.m.
