

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 4th MARCH 2019** at **6.30 p.m.**

Chair: -

Councillor A Harris Swanage Town Council

Present: -

Councillor M Bonfield Swanage Town Council

Councillor G Green Swanage Town Council

Councillor A Lejeune Swanage Town Council

Councillor T Morris Swanage Town Council

Councillor S Poultney Swanage Town Council

Councillor M Whitwam Swanage Town Council

Also in attendance: -

Councillor C Finch Swanage Town Council – From 6.35 p.m.

Miss N Clark Administration and Communications Manager

There were five 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. 6/2018/0697 Swanage Hospital, Queens Road, Swanage, BH19 2ET - Councillor Morris declared a non-pecuniary interest under the Code of Conduct by reason of being a Trustee of The League of Friends of the Swanage Hospital.

Planning application No. 6/2019/0045 4 Russell Avenue, Swanage, BH19 2EB – Councillor Morris declared a non-pecuniary interest under the Code of Conduct by reason of being a friend of the applicants.

Planning application No. 6/2019/0059 - Councillor Poultney declared a non-pecuniary interest under the Code of Conduct by reason of having a distant family connection to the applicant.

There were no further 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 Chairman and AGREED:-

That Items 10, 4, 11, 12 and 13 on the Planning List be brought forward to Items 1, 2, 6, 7 and 8 respectively.

* 6/2019/0097

4 Gannetts Park, Swanage, BH19 1PF

Demolish existing garage, conservatory and lean to. Erect rear and side extensions, with first floor roof terrace. Alterations to front elevation. Create new vehicular access from side and rear service lanes. Revised scheme to form first floor storage area over garage, with gable window and roof light.

Mr Jackson

At 6.40 p.m. the Chair invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to address the Committee, and respond to questions regarding/relevant to the planning application.

OBSERVATION: Recommend refusal. Committee Members feel that this new application does not mitigate any of the original concerns raised by the Committee relating to approved planning application no. 6/2018/0137 (copy below). The proposal is considered to be out of keeping with the character of the area, as defined in the Swanage Townscape Character Appraisal (STCA). Further concerns are raised/reiterated as follows:

- **Overdevelopment** - the proposal is not considered to be an ‘extension’ of the existing building, as it would almost double the size of the existing footprint of the property (comments are made that an ‘extension’ should be ‘subservient’ to the existing building, and not the same size as it).
- **Adverse impact on the street scene and character of the area** - as defined in the STCA Part 04.12 Mixed Pre- and Post-war Housing – Threats ‘Intensification of development through infilling or redevelopment of existing plots at greater densities could harm the suburban character. The surfacing/improvement of unmade tracks/lanes would erode the informal qualities of these backland areas.’
- **Lack of enclosure** on the Gannetts Park corner – proposed removal of existing Purbeck Stone wall/new entrances onto the road and service lane, which it is felt would also have a major impact on the street scene.
- Comments made that the new application is not ‘similar’ to the previously approved application and, although not material planning considerations, concerns are held that the extension would be hived off into a separate residential dwelling or holiday let business in the future.
- A request was also made for District Councillors to consider referring this application to the District Council’s Planning Committee for consideration.

Previous concerns raised on 9th April 2018, which still remain:

* 6/2018/0137 **4 Gannetts Park, Swanage, BH19 1PF**

Demolish existing garage, conservatory, and lean to. Erect rear and side extensions, with first floor roof terrace. Alterations to front elevation. Create new vehicular access from side and rear service lane.

Mrs Jackson

OBSERVATION: Recommend refusal, concerns are raised as follows:

- Layout and density of building design, and visual appearance – considered to be overdevelopment, almost doubling the size of the footprint of the property, and would have a potential detrimental impact on visual amenity and the character of the area.
- Potential adverse impact on neighbour amenity, overshadowing/overlooking, loss of privacy, and loss of light.
- Nature conservation interests/biodiversity opportunities – in relation to the loss of a sizeable area of the garden, and potential loss of mature trees.
- Traffic generation, vehicular access, and road safety in the service lanes to the side and rear of the property – arising from the proposed new vehicular access (from the side and rear lanes) and additional parking spaces, and also the potential problems damage that could be caused to the lanes arising from the construction period of the proposed works.

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

6/2019/0045

4 Russell Avenue, Swanage, BH19 2EB

Sever garden and erect a single storey dwelling, with detached garage and car port, accessed via existing entrance.

Mr & Mrs Jaggs

At 7.10 p.m. the Chair invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to address the Committee, and respond to questions regarding/relevant to the planning application.

OBSERVATION: Recommend refusal, on the grounds that the proposal is considered to be out of keeping with the character of the area, as defined in the Swanage Townscape Character Appraisal Part 04.13 Low Density Residential – ‘Generally a mixture of houses and bungalows of variable sizes, although frequently compact with modest domestic scale massing, through use of traditional forms and pitched roofs’. Threats: ‘Insensitive redevelopment where built forms become more dominant than the vegetation’.

Further concerns are raised as follows:

- **Potential adverse impact on neighbour amenity, overshadowing, and loss of privacy** – the proposed property will be built at a much higher elevation than neighbouring properties.
 - **Policy D Design** of the Purbeck Local Plan states ‘The Council will expect proposals for all developments and other works to: Avoid and mitigate effects of overshadowing, overlooking and other adverse impacts, including light pollution from artificial light on local amenity’.
 - **Point 35. of the District Design Guide SPD** states that the minimum recommended distance between buildings on similar levels with windows facing back to back is generally 21 metres. However, no guidance is given as to what would be an acceptable distance between properties situated on significantly different elevations.

- **Nature conservation interests/biodiversity opportunities** – in relation to the loss of a sizeable area of garden/grounds, (concerns have previously been raised with the District Council regarding the infilling of gardens), which could have an adverse impact on local wildlife, including the local slow-worm population.

Further to his declaration of interest under Minute No. 2), Councillor Morris remained in the room during consideration of the following item, but did not take part in any decision or vote.

- 6/2018/0697 **Swanage Hospital, Queens Road, Swanage, BH19 2ET**
 Construction of a car park with 21 spaces, and vehicle charging points. Formation of a relatives' room, staff room and meeting room within the disused undercroft, extension and rebuilding of external stores. Associated access ramp, footpath and external works. Dorset Healthcare University NHS Foundation Trust
OBSERVATION: No objection, it is felt that the proposals will improve and enhance facilities at the hospital.
- 6/2019/0042 **3 Osborne Road, Swanage BH19 2QA**
 Demolish existing store, and erect ground floor rear extension. Mr & Mrs Burd
OBSERVATION: No objection.
- # 6/2019/0043 **Plot 311A Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT**
 Erect decking.
 Darwin (Swanage Bay View) Limited
OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.
- # 6/2019/0107 **Retrospective**
Plot 109, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT
 Erect decking (retrospective).
 Darwin (Swanage Bay View) Limited
OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.
- In reference to this and the following two applications, a query was again raised as to why such a large number of 'retrospective' applications are submitted, and officers were requested to seek advice from the District Council regarding this matter.
- # 6/2019/0108 **Retrospective**
Plot 87B, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT
 Erect decking (retrospective).

Darwin (Swanage Bay View) Limited

OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.

6/2019/0109

Retrospective

Plot 212, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT

Erect decking (retrospective).

Darwin (Swanage Bay View) Limited

OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.

6/2019/0048

32 Bon Accord Road, Swanage, BH19 2DU

Proposed roof extension to facilitate creation of a first floor.

Comprising of raising roof ridge, erecting a box dormer to rear, and pitched dormer to front elevation.

Mr & Mrs Kirkby

OBSERVATION: No objection.

Further to his declaration of interest under Minute No. 2), Councillor Poultney remained in the room during consideration of the following item, but did not take part in any decision or vote.

* 6/2019/0059

The Health Station, 8 Station Road, Swanage, BH19 1AE

Change of use from A1 (retail) to A3 (restaurant/cafe) and A5 (hot food takeaway), plus install replacement extraction unit and flue.

Mr Koch

OBSERVATION: No objection.

6/2019/0069

35 Manwell Road, Swanage, BH19 2QB

Cladding of gable end walls.

Mr & Mrs Coane

OBSERVATION: No objection.

6/2019/0073

The Reading Room, 36 Bell Street, Swanage, BH19 2SA

Change of use to a dwelling, single storey extension to rear, and alterations.

Mr Coe

OBSERVATION: No objection.

6/2019/0083

Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH

Variation of condition 2 of planning permission 6/2017/0176

(Demolition of existing detached dwelling and replacement with three flats and associated parking) to amend layout and design.

Mr & Mrs Elsom

OBSERVATION: No comment. The Committee feels that there is insufficient information available on which to base an informed decision.

- * 6/2019/0113 **31 Bonfields Avenue, Swanage, BH19 1PL**
Demolish existing rear extension and replace with new rear extension.
Erect two-storey side extension, and form new vehicular access and driveway.
Mr & Mrs P Chaston
OBSERVATION: No objection, the Committee feels that the proposals will enhance the property.
- 6/2019/0115 **26 Durlston Road, Swanage, BH19 2HX**
Erect a conservatory on the side elevation.
Mrs Benwell & Mrs Nottage
OBSERVATION: No objection.

Items for information only

- 6/2019/0032 **Certificate of Lawfulness (Proposed)**
Hoburne Park, Hoburne Road, Swanage, BH19 2RD
Use of land for the siting of seven caravans - Certificate of Lawfulness (Proposed).
Mr Preston
OBSERVATION: For information, no further action required.
- 6/2019/0082 **Non Material Amendment**
279C High Street, Swanage, BH19 2NH
Non material amendment to planning permission 6/2017/0611 (Erect New dwelling) to install false chimney pot and roof light on rear elevation.
Mr Jones
OBSERVATION: For information, no further action required.

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 *.

The Town Council is the owner of land included within, or directly affected by, applications marked #.

4) The Towns Improvement Clauses 1847 – To consider suggested street names for the new residential development on Land West of Northbrook Road, Swanage

Further to Minute No. 4) of the Planning and Consultation Committee Meeting held on 4th February 2019, it was reported that Barratt Developments PLC had put forward two suggested new street names for the residential development on land west of Northbrook Road, Swanage, which were Thomas Hardy Way (roads highlighted in red on the accompanying site map) and Morton Close (highlighted in blue).

During the ensuing discussion Committee Members again stressed that it would be important for the new street names to have a historic connection with the site. Comments were made that the suggested names were ‘uninspiring’ and that there were already too many roads in the town with a Thomas Hardy connection. Members therefore rejected these names.

Members discussed the nearby brickyard’s 150-history, and also the important geology of the northern end of Swanage/Swanage Bay (namely the Cretaceous rocks/greensand), and were in agreement that the new road names should be titled as follows:

- Roads highlighted in red - Greensands Way
- Roads highlighted in blue - Brickyard Close

It was therefore proposed by Councillor Bonfield, seconded by Councillor Green, and RESOLVED UNANIMOUSLY:

That the Town Council rejects the suggested new street names of Thomas Hardy Way and Morton Close, and requests that the new street names for the residential development on land west of Northbrook Road, Swanage, be Brickyard Close and Greensands Way.

These names would now be submitted to the District Council for consideration.

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

There were no matters raised on this occasion.

6) Items of Information and Matters for Forthcoming Agendas

- a) **Planning application 6/2018/0556 251 High Street, Swanage, BH19 2NG** – it was reported that approval had been given to this application. Members expressed their disappointment with this decision, and comments were made that the Committee's concerns had not been adequately considered.

At 8.05 p.m. the Chair invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to address the Committee.

- b) **Planning arrangements under new Dorset Council** – concerns were raised regarding the determination of planning applications in the future, and the importance of the Town Council being represented at relevant meetings was discussed.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 1st April 2019 at 6.30 p.m.

The meeting closed at 8.20 p.m.
