

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 3rd OCTOBER 2022** at **6.30 p.m.**

Chair: -

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 N Rogers

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

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. 6/2021/0390 50 Bay Crescent, Swanage, BH19 1RD –

Councillor Finch declared a pecuniary interest under the Code of Conduct by reason of having a business association with the applicant.

Planning Application No. P/FUL/2022/05718 5 Newton Road, Swanage, BH19 2EA -

Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being the owner of a nearby property.

There were no further declarations to record on this occasion.

Neighbourhood Planning

3) Swanage Neighbourhood Plan (SNP) Steering Group - to confirm date for inaugural meeting of the Steering Group and 'Vision Workshop' with O'Neill Homer, Planning Consultants

Further to Minute Nos. 3) and 4) of the Planning and Consultation Committee Meeting held on 5th September 2022, and consultation with SNP Steering Group Members, it was agreed that the inaugural meeting of the Steering Group would be held on Wednesday 26th October 2022 at 11.00 a.m., at the Town Hall, Swanage, at which the Chair and Vice-Chair of the Group would be elected, and the 'Vision Workshop' with O'Neill Homer, Planning Consultants would be held.

Planning

4) Plans for consideration

Delegated Applications

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

6/2021/0390

Reconsultation - Amended plans

50 Bay Crescent, Swanage, BH19 1RD

Increase height of walls and roof, formation of first floor accommodation, and balconies to front and rear.

OBSERVATION: No objection. The Town Council feels that the amended plans will enhance the appearance of the property.

Councillor Finch re-entered the room.

* P/FUL/2022/04741

Amberlea, 36 Victoria Avenue, Swanage, BH19 1AP

Proposed dormer extension to existing loft conversion.

OBSERVATION: No objection.

Prior to consideration of the next item, the Chair invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow the members of public present to address the Committee, and respond to questions regarding/relevant to the application.

* P/FUL/2022/05196

Amended Plans

23 De Moulham Road, Swanage, BH19 1NS

Demolish existing property and erect a development of five town houses, with associated parking, access and landscaping.

OBSERVATION: Recommend refusal. Members feel that the amendments made to this proposal do nothing to mitigate the Town Council's original concerns as set out in the Council's comments dated 12th July 2021, and 10th January 2022, regarding refused application No. 6/2021/0103, which remain the same. Members also express complete disappointment that this amended application is being submitted at the same time as a planning appeal being submitted to the Planning Inspectorate regarding refused application No. 6/2021/0103.

Major concerns are again raised regarding the height and scale of the proposed houses, which would create a 'wall of glass', and which would be completely out of keeping with the surrounding properties/area. The proposed houses, being on a prominent site, would also have a detrimental impact on the important panoramic view from Swanage Bay, and the overall 'Swanage scene'.

Further comments and concerns are raised as follows:-

- A question raised as to whether a site visit has been undertaken by the planning officer as this is considered to be vital to fully appreciate the prominent position of the site, the rise and fall of the land surrounding the site, neighbouring properties, the service lane to the rear of the site, and the impact the proposed development could have on these. Members therefore insist that a site visit be undertaken.
- A request made for Councillor Trite as a Member of Dorset Council's Eastern Area Planning Committee to recommend that the application be reassigned to the Planning Committee for consideration at a future Committee Meeting.

Overdevelopment/layout and density of building design/scale – the proposal is considered to be overdevelopment and would be out of keeping with/detrimental to the important street scene and character of the area – excessive height of the proposed buildings, which are considered to be overbearing, higher than the existing building, and far higher than neighbouring properties. Not in keeping with surrounding buildings, which are predominantly detached houses with generous plots. Concerns also regarding potential overlooking and loss of privacy/neighbour amenity, the site being at the highest point in De Moulham Road.

Out of keeping with the street scene and character of the area/ overbearing height/top of hill location - the site is situated on the brow of a hill in a very prominent position overlooking Swanage Bay. The site is highly visible from many points in the town, and attention is drawn to the potential detrimental visual impact of the proposed building, as can be seen when viewing the site from the Peveril Point area of the town (which can also be seen via Google maps – links below). Visual presentations showing the height of the proposed new buildings in comparison to St Aldhelms Court and Oceana is not a true reflection of the rise and fall of the land in this location.

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 development of existing plots at greater densities could harm the suburban character. Replacement of good quality dwellings in these areas would diminish their quality and character. The improvement/ surfacing of unmade tracks/lanes would erode the informal qualities of these backland areas.’

Swanage Local Plan Policy STCD: Swanage Townscape

Character and Development - Areas of distinctive local character

– ‘The four areas of distinctive local character are shown on Map 9. These areas include a variety of townscape character types and new development should protect and enhance the distinctive local characteristics of these areas: The areas to the north and south of Beach Gardens are characterised by predominantly detached properties, of modest size, individual design and usually set within reasonably generous plots. The area displays a distinctive pattern of connecting roads or cul-de-sacs running back at right angles from De Moulham Road. It is important that new development does not reduce the spacious character of this area and the informal qualities of the backland areas.’

Increase in footprint/loss of greenspace/biodiversity/nature

conservation – loss of large area of greenspace/mature trees/hedges – substantial increase in the proportion of land being developed, and almost covers the whole plot, retaining only a small garden to the front. The Town Council would wish to see more of the greenspace retained in any approved scheme, and that a planting scheme should be agreed with the developer to include native species of trees and shrubs. 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;), and also to **Appendix 2 - GI Design Guide for Developers**, and **Appendix 3 – Plants to attract birds, butterflies and bees**.

Traffic generation/vehicular access - increase in volume of traffic access through the narrow service lane at the rear of the property.

Local housing need - this proposal makes no provision for affordable housing, and does not 'support sustainable community growth to provide for the needs of local residents' as stated in the Purbeck Local Plan. The proposal is not in accordance with the Swanage Local Plan Policy SHM: Swanage Housing Mix, 'A mix of dwelling types and sizes to meet the needs of current and future households in Swanage will be encouraged on all new residential developments. This should be in accordance with the Council's current Strategic Housing Market Assessment unless robust local evidence (specific to Swanage) indicates otherwise. Where proposed developments deviate from this approach, developers must provide supporting evidence to explain why.' (see also Paragraphs 11, 182 and 186). Also relevant is Paragraph 114 'Creating opportunities for young people'. Swanage already has a high percentage of second homes, concerns are therefore raised that this proposal could lead to yet more second homes in the future, and the potential adverse impacts this could have on the local community and economy.

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

View from Swanage Pier over Swanage Bay to the De Moulham Road area, No. 23 De Moulham Road is the prominent red brick building near the centre of the view:

- <https://goo.gl/maps/Vb3feW2fr8DTV6mi8>
- https://www.google.com/maps/@50.6089368,-1.9504395,3a,50.2y,314.59h,85.62t/data=!3m6!1e1!3m4!1sxpPxp5BVfC_TzCrAsKPFLg!2e0!7i13312!8i6656#:~:text=https%3A//goo.gl/maps/CRbUiW1DatK6HWty7
- <https://goo.gl/maps/X9N4kD3o3upeYxndA>

P/FUL/2022/05571 **Swanage Cricket Club, Day's Park, Ulwell Road, Swanage, BH19 1LG**

Erect cricket nets (four lanes).

OBSERVATION: No objection.

Further to her declaration under Minute No. 2) Councillor Harris left the room during consideration of the following item. In the absence of the Committee Chair, it was agreed that Councillor Foster would assume the Chair during consideration of the item.

P/FUL/2022/05718 **5 Newton Road, Swanage, BH19 2EA**

Erect replacement dwelling.

OBSERVATION: No objection to redevelopment of the property. However, concerns are raised regarding the continued loss of character and traditional historic detail in the town through redevelopment, and the Town Council would wish to see as much of the Purbeck Stone dry stone walls retained as part of any approved scheme.

Councillor Harris re-entered the room.

P/FUL/2022/05864 **9 Commercial Road, Swanage, BH19 1DF**
Proposal to raise existing roof.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report. The Town Council feels that the proposals will improve the appearance of the building.

However, concerns are held regarding the continued loss of retail/commercial space in the town centre, and the Town Council believes that it will be essential for this area to be protected. The subject property being in the secondary shopping/commercial storage area of the town centre. Attention is drawn to:

Policy STC of the Swanage Local Plan (SLP), and Policy RP of the Purbeck Local Plan (PLP) (Economy, Swanage Town Centre, points 196 to 208 refer) seeks to safeguard existing retail provision, and commercial units, in the town centre.

The Council therefore recommends that permitted development rights should be removed from this site as part of any approved scheme.

P/HOU/2022/05821 **9 Hillsea Road, Swanage, BH19 2QL**
Removal of defective felt flat roof and tiled pitched roof.
Replacement flat roof.
OBSERVATION: No objection. The Town Council feels that the proposals will improve the appearance of the property.

P/LBC/2022/05079 **Listed Building Consent**
LISTED **16 Bell Street, Swanage, BH19 2SA**
Proposed alterations to kitchen to provide new bi-fold doors, and internal alterations.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report.

P/LBC/2022/05408 **Listed Building Consent**
LISTED **3 Convent Mews, 93 High Street, Swanage, BH19 2LZ**
Fit stairlift to existing stairs.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report.

Notification of Appeal

* 6/2021/0103 **Appeal Reference: APP/D1265/W/22/3299225**
23 De Moulham Road, Swanage, BH19 1NS
Demolish existing property and erect a development of nine apartments with associated parking, access and landscaping. (As amended by plans received 14th December 2021).

An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. Appeal start date: 26th September 2022.

OBSERVATION: The Committee did not wish to modify or withdraw its previous representations dated 12th July 2021, and 10th January 2022, therefore no further action was required at this time.

However, Committee Members were in agreement that it would be important for the Town Council to be represented at the appeal hearing, and the hearing date, when known, would be circulated to Members accordingly.

For information only

* P/NMA/2022/05351

Non-Material Amendment

3 De Moulham Road, Swanage, BH19 1NP

Non-material amendment to approved planning application no. 6/2019/0648 (Demolish existing dwelling and erect four new houses, with off street parking and gardens.) and 6/2020/0452 (Variation of condition 2 of planning permission 6/2019/0648, 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.) to extend bay windows on Plots 2 and 3 by 216mm.

* P/NMA/2022/05979

Non-Material Amendment

16 De Moulham Road, Swanage, BH19 1NY

To change material for front extension from 'artificial' stone effect cladding to Purbeck stone - to application 6/2021/0127 (Proposed single storey extension with balcony over. First floor extension and alterations to second floor accommodation, with new dormer, rooflights, rear gable, Juliet balcony and side balcony. First floor extension to front bedroom above porch, and internal alterations.).

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

There were no matters raised.

Consultation

6) Dorset Council (DC) – Review of The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022

Further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 6th December 2021, and Minute No. 54 of the Council Meeting held on 11th July 2022, it had been agreed that it would be important for the Planning and Consultation Committee to review the new Dorset Open Land Anti-social Behaviour Related PSPO, which had come into force on 1st July 2022, and consider making a representation to DC for Swanage to be included in the PSPO.

It was reported that the Order prevented people from lighting fires, including BBQs, fireworks, lanterns, and campfires, in many public areas across Dorset, and consideration was given to the new Order which covered areas in Ringwood, Wareham East, and Wareham West.

During the ensuing discussion attention was drawn to DC's requirements for new PSPOs, which were put in place to deal with a particular nuisance or problem that was detrimental to the local community's quality of life, in a specific public area. PSPOs lasted for three years and could only be put in place:

- If there was evidence that it was needed
- With the agreement of councillors
- After public consultation

Members therefore felt that further information would be required before consideration could be given to making a representation to DC. Comments were made that it would be prudent to seek the views of the local emergency services teams, and that this information should be brought back to a future Committee Meeting in early 2023.

It was noted that this matter had also been placed on the agenda of the SE Purbeck Parishes Meeting being held on 5th October 2022 to seek the views of neighbouring parish Councils.

Following discussions, concerns were raised regarding the amount of the Fixed Penalty Notices (set at £100 to be paid within 28 days, reduced to £75 if paid within 14 days), as it was felt that these did not reflect the seriousness of the offences being committed in relation to this Order. Comments were made that these charges were set by central government, and a request was made for consideration to be given to making a representation to the local MP regarding these concerns.

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

There were no matters raised.

8) **Date of next meeting**

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

The meeting closed at 7.40 p.m.
