

OBSERVATION: Recommend refusal. The proposal is considered to be out of keeping with the character of the area, as defined in the Swanage Townscape Character Appraisal (STCA). Concerns are raised as follows:

- **Delegated application** – in view of the scale of the proposed development (10 residential units) Committee Members wish to seek urgent confirmation/assurance from Dorset Council that the application will be considered by its Planning Committee, and not delegated to officers for approval.
- **Layout and density of building design** - considered to be overdevelopment - inappropriate scale and massing of the proposed three-storey building, which would be replacing an existing two-storey family home.
- **Adverse impact on neighbour amenity, overlooking and loss of privacy** – the proposed balconies overlooking a number of smaller properties, predominantly bungalows/chalet bungalows on the opposite side of Rabling Road.
- **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.’ Concerns are expressed at the potential loss of a building of character and a sizeable area of greenspace.
- **Swanage Local Plan, Policy STCD: Swanage Townscape Character and Development** – the policy identifies four areas of distinctive local character where new development should protect and enhance the local characteristics of the 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.’
- **Adverse impact on nature conservation interests and biodiversity opportunities** - the Committee would wish to express its concern at the potential loss of a sizeable area of garden/grounds, and mature trees, which could have an adverse impact on local wildlife.
- **Purbeck Local Plan, Swanage Housing Policy** – The role of Swanage will be supported through: ‘Focus on the provision of family housing to redress the balance from flat development that was prevalent in the early part of the plan period.’
- **Highway issues/vehicular access to proposed parking area off Rabling Lane** – the lane is a grass track and concerns are held regarding the adverse impact that the proposed increase in vehicular traffic could have on this unmade lane (to/from the ten new car parking spaces), and also the potential problems/damage that could be caused to the lane arising from the construction period of the proposed works.

- **Design and Access Statement** - Committee Members feel that there is a lack of detail/sufficient information in the D&A Statement for the proposed development.

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

- * 6/2019/0067 **Compass Point, Land off Northbrook Road, Swanage, BH19 1QE**
Erect advertisements for new residential development site.
BDW Trading Limited
OBSERVATION: No objection.
- * 6/2019/0170 **Land West of Northbrook Road, Swanage, BH19 1QE**
Variation of condition 2 of planning permission 6/2017/0713 (Erection of 90 dwellings with access via Northbrook Road, associated landscaping, drainage and provision of a Suitable Alternative Natural Greenspace (SANG) to the north and south of Washpond Lane) for alterations to glazing for one flat, an amended layout for plots 23 - 25 and 29 -32, amendments to landscaping, boundary treatment, and materials.
Barratt David Wilson Homes Southampton
OBSERVATION: No objection.
- 6/2019/0120 **Durlston Point, 78 Park Road, Swanage, BH19 2AE**
Variation of condition 10 of planning permission 6/1995/0091 (Erect five two-storey houses, one block of twelve flats, and one block of ten flats, form new vehicular access and car parking area) to replace wooden windows and doors with UPVC windows and doors.
Mr Hickey
OBSERVATION: No objection.
- 6/2019/0141 **Quayside Court Car Park, 4 High Street, Swanage, BH19 2NT**
Erect new trellis panels around car park, and construct planting beds.
Minster Property Management Ltd
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.
- 6/2019/0144 **7 Russell Avenue, Swanage, BH19 2ED**
First floor extension over garage, raised decking, and other alterations.
Ms Crundall & Mr Stirling
OBSERVATION: No objection.
- 6/2019/0157 **20 and 21 Hillcrest, Durlston Road, Swanage, BH19 2HS**
To amalgamate two second floor flat roof dormers (containing patio doors) and balconies, including handrails, into one combined dormer, balcony and balustrade. To re-clad combined dormer and two separate dormer windows, and install two roof windows.
Mr & Mrs Winterflood
OBSERVATION: No objection.
- 6/2019/0169 **21 Exeter Road, Swanage, BH19 2BL**
Removal of existing lean to conservatory. Insert a rooflight in west roof slope, and alterations to windows and doors.
Mr Voge

OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation is still open until 25th April 2019).

6/2019/0175 **5 Quayside Court, 4 High Street, Swanage, BH19 2NT**

Installation of a balcony.

Mr Wilson

OBSERVATION: No objection.

6/2019/0179 **10 Institute Road, Swanage, BH19 1BX**

Change of use of rear store room to separate A1/A2 unit.

Mrs Woolston

OBSERVATION: No objection.

6/2019/0200 **Listed Building Consent**

LISTED

Newton Manor Hall, 170 High Street, Swanage, BH19 2PF

Dismantle and rebuild garden walls, remove part of patio and demolish east garden walls, reposition cast iron pumping handle, and erect two storey outbuilding.

Mr a'Barrow

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report, and any conditions or recommendations as set out in any other statutory consultees' reports and responses (which were not known as at the date of the meeting, 1st April 2019).

Councillor Trite left the meeting at 7.35 p.m.

Further to his declaration of interest under Minute No. 2), Councillor Bonfield left the room during consideration of the following item.

6/2019/0202 **28 Bay Crescent, Swanage, BH19 1RB**

Erect a rear extension. Convert and extend roof including the addition of a dormer window on the side (south) elevation. Formation of balcony on the rear (east) elevation

Mr & Mrs Williams

OBSERVATION: No objection, subject to mitigation of any neighbour concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy (neighbour consultation is still open until 27th April 2019).

Item for information only

6/2019/0143 **Certificate of Lawfulness (Proposed)**

Land off Sunnydale Road, Swanage, BH19 2JA

Erection of a 1no. one metre high wall positioned two metres minimum behind the front boundary of the site adjacent to the roadside, and 3no. other two metre high walls constructed elsewhere in the site.

Mr R Thompson

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 *.

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

There were no matters raised on this occasion.

Consultation

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

a) **Marine Management Organisation (MMO) – Consultation on application for a Marine Licence Case reference MLA/2019/00032**

It was reported that the MMO had received an application for a licence under Part 4 of the Marine and Coastal Access Act 2009, and was inviting comments on the proposals in the application for a commercial pilot for scallop aquaculture.

Committee Members had reviewed the document, and a brief discussion ensued regarding its content. Members commented that they did not have sufficient specialist knowledge of this subject, and it was therefore proposed by Councillor Harris, seconded by Councillor Bonfield, and RESOLVED UNANIMOUSLY:

That the Committee wishes it to be noted that it has reviewed and appropriately discussed the consultation document, and has no further comments to make.

Licensing

6) **To note receipt of the following premises licence application, and to determine the Council's response, if any:**

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

a) **Swanage Conservative Club, 27 Kings Road East, Swanage, BH19 1HE – application for a premises licence to be granted under section 17 of the Licensing Act 2003 - OBSERVATION:** The Committee wished it to be noted that it had no comments to make.

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

a) **Notification of Planning Appeal Reference No. APP/B1225/W/19/3220927**

Appellant: Mr & Mrs Scott

Planning application No. 6/2018/0296

Location: Land adjoining 11 Bell Street, Swanage, BH19 2RY

Description: Erect four new dwellings

Appeal Start Date: 29 March 2019

An appeal had been made to the Secretary of State against the decision of Purbeck District Council to refuse to grant planning permission. A copy of the appeal advice letter had been provided to Committee Members for information purposes. The Appeal would be determined on the basis of written representations. All representations made to the District Council on the application had been forwarded to the Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal. If the Town Council wished to make any further representations, modify or withdraw its previous representation, it had to do so by 3rd May 2019.

OBSERVATION: The Committee did not wish to modify or withdraw its previous representation dated 2nd July 2018, therefore no further action was required.

b) Delegated Application - it was reported that notification of the following planning application had been received after the meeting agenda had been published. As the closing date for comments was 22nd April 2019, and there would not be another Council Meeting before that date, consideration was given to the application by the Committee accordingly.

* **6/2019/0208** **7 Wessex Way, Swanage, BH19 1QR**
Extension to front dormer and additional dormer on rear.
Mr Burgess.
OBSERVATION: No objection.

7) Date of next Meeting

The date of the next meeting would be confirmed at the Annual Council Meeting in May 2019.

The meeting closed at 7.55 p.m.
