

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 3<sup>rd</sup> FEBRUARY 2020** 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 J Page

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration and Communications Manager

Mrs E Evans

Management Support Officer

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

**Public Participation Time**

The following matter was raised:-

- **Agenda Item 6 a) Licensing application – McKenzie’s Bistro, 45 Station Road, Swanage** - concerns regarding the application to vary the premises licence and extend the licensing hours to permit the sale of alcohol to 11.00 p.m., and the possible noise disturbance and impact this may have on local residents in the vicinity of the business if approved. It was noted that the resident would be submitting an objection to the application to Dorset Council as Licensing Authority.

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. 6/2020/0018 5 Linden Road, Swanage, BH19 1JH –**

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

There were no further declarations to record on this occasion.

Further to Standing Order No. 12) a) viii, it was proposed by the Chair and AGREED:-

That Item 6 a) on the Agenda be brought forward to Item 3 a).

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

a) **McKenzie’s Bistro, 45 Station Road, Swanage, BH19 1AD - Application to vary a premises licence under the Licensing Act 2003**

Further to the concerns raised during Public Participation Time, it was reported that this was an existing licensed restaurant situated in the town centre which had made an application to vary its premises licence to enable the restaurant to open more evenings each week and to host private functions to further enhance the business.

Consideration was given to the application under the four licensing objectives. Committee Members raised concerns regarding the location of the business and felt that the existing licence (Monday to Saturday 12.00 p.m. to 3.00 p.m., and Friday and Saturday evenings 6.00 p.m. to 10.00 p.m.) was adequate, and therefore raised an objection to extend the licence to 11.00 p.m. seven days per week under licensing objective 'The prevention of public nuisance'. Comments were made that it was possible that diners would use the pavement area outside the restaurant to smoke/drink which could potentially present problems for residents, pedestrians and shoppers.

It was also noted that the application form did not describe any additional steps which would be taken by the business to promote the four licensing objectives as a result of the proposed variation. Station Road being the main 'shopping area' with only cafes and takeaway food outlets, not late-night licensed restaurants, in close proximity to McKenzie's.

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 licensing application.

It was proposed by Councillor Bonfield, seconded by Councillor Harris, and  
**RESOLVED UNANIMOUSLY:-**

That Swanage Town Council objects to the proposed Variation of the premises licence under licensing objective 'The prevention of public nuisance', concerns are raised regarding the town centre location of the business and the possible noise, disturbance and nuisance that this could cause to local residents and businesses in the surrounding area.

## **Planning**

### **4) Plans for consideration**

#### **Delegated Applications**

- 6/2019/0551     **12A Institute Road, Swanage, BH19 1BX**  
Retain conservatory.  
Mr Lowson  
**OBSERVATION:** No objection.
- 6/2019/0558     **17 Kings Road East, Swanage, BH19 1ER**  
Addition of a dormer window to rear roof and a canopy to rear door.  
Ms Stroud  
**OBSERVATION:** The Committee strongly recommends refusal and wishes to express its concerns regarding the proposals, and at the continued loss of local distinctiveness and character in the Swanage Conservation Area through redevelopment.  
Further concerns are raised as follows:-  
**Design/visual appearance** - the proposal is considered to be completely out of keeping with the character of the area, and the terraces of distinctive character properties in this part of Kings Road East, as defined in the Swanage Townscape Character Appraisal (STCA) Part 04.3 Station Road area, and its setting within the Swanage Conservation Area.  
**Listed Building** - the proposed dormer window would be the only dormer window in this row of properties, and it is felt that it would dominate the street scene, and materially change the design of this listed building.

- 6/2019/0559  
**LISTED**      **Listed Building Consent**  
**17 Kings Road East, Swanage, BH19 1ER**  
Addition of a dormer window to rear roof and a canopy to rear door.  
Ms Stroud  
**OBSERVATION:** The Committee strongly recommends refusal and wishes to express its concerns regarding the proposals, and at the continued loss of local distinctiveness and character in the Swanage Conservation Area through redevelopment.  
Further concerns are raised as follows:-  
**Design/visual appearance** - the proposal is considered to be completely out of keeping with the character of the area, and the terraces of distinctive character properties in this part of Kings Road East, as defined in the Swanage Townscape Character Appraisal (STCA) Part 04.3 Station Road area, and its setting within the Swanage Conservation Area.  
**Listed Building** - the proposed dormer window would be the only dormer window in this row of properties, and it is felt that it would dominate the street scene, and materially change the design of this listed building.
- 6/2019/0631  
**LISTED**      **Listed Building Consent**  
**339 High Street, Swanage, BH19 2NN**  
Replace two windows and front and back doors. Refurbishment of remaining ten windows and install secondary glazing. Install boiler flue. Internal alterations, including removal of fire surrounds, new central heating system, and changes to the bathroom and kitchen layout.  
Miss McDavid  
**OBSERVATION:** No objection, subject to adherence to the Design and Conservation Officer's Report. The Committee notes that the existing windows are currently in poor condition, and feels that the proposals will enhance the property.
- 6/2019/0658      **Reconsultation**  
**11 Redcliffe Road, Swanage, BH19 1LZ**  
Erect an extension and convert loft. Erect a new double garage and associated new access and hardstanding.  
Mr Morgan  
**OBSERVATION:** It was reported that this application had now been withdrawn.
- 6/2020/0035      **11 Redcliffe Road, Swanage, BH19 1LZ**  
Erect an extension and convert loft. Erect a new double garage.  
Mr Morgan  
**OBSERVATION:** No objection.
- \* 6/2019/0651      **19 Cauldron Crescent, Swanage, BH19 1QL**  
Erect single storey rear extension, and construct two new dormers to form first floor accommodation.  
Mr & Mrs Jenkins  
**OBSERVATION:** The Committee strongly recommends refusal, and concerns are raised as follows:-  
**Layout and density of building design** - the proposal is considered to be overdevelopment and would be completely out of keeping with/detrimental to the street scene and character of the area, of properties of a similar design and height, and would completely change the appearance of the property to a double-fronted, two-storey building.

- 6/2019/0662     **37 Prospect Crescent, Swanage, BH19 1BD**  
 Convert loft to habitable accommodation with introduction of dormer within south facing roof slope. Erect a porch.  
 Mr Curry & Miss Smith  
**OBSERVATION:** No objection, subject to mitigation of any neighbours' concerns received regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy, in particular the property at No. 96 Victoria Avenue, Swanage (neighbour consultation is still open until 16<sup>th</sup> February 2020).
- 6/2019/0682     **Units A and B, Tilly Whim Mews, Swanage, BH19 1EH**  
 Change of use of units A and B from commercial use to use as two flats.  
 JKL (Enterprises) Ltd  
**OBSERVATION:** The Committee strongly recommends refusal and wishes to express its concern regarding the potential loss of a commercial unit in the town centre, which it feels should be safeguarded. Comments are made that the property is a purpose-built commercial unit and that it would be inappropriate for residential living. Concerns are raised as follows:-  
**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 site is situated in the town's secondary shopping area and provides much needed storage facilities to local businesses, which are ancillary to these retail businesses. There is a ready market for commercial units in the town centre, and there are currently no vacant retail units in the town centre.  
**Evidence of marketing strategy** - concerns are raised regarding points 5.10 to 5.12 of the Design and Access Statement and Retail Impact Assessment dated January 2020. The Committee feels that the property has not been proactively marketed and would wish to review evidence of the applicant's marketing strategy proving that its current commercial use is unviable.  
 With reference to the new homes provision statement in point 5.10, the PLP indicates that around 200 new homes should be delivered as a settlement extension/s on the edge of Swanage, with approved applications and developments undertaken to date, this number has been achieved. The six Town Councillors in attendance at the meeting would also wish it to be noted that they have no recollection of the unit having ever been a hairdressing salon.  
**Lack of parking facilities** – there is no unrestricted on-street parking in the surrounding area.  
**Highway safety, vehicular access, and traffic generation** – the property is accessed through a narrow road which leads from the town centre to the secondary shopping/commercial storage facility areas, with high pedestrian footfall. The area is regularly blocked up with parked vehicles/delivery lorries and concerns are held regarding vehicular and pedestrian access, and the potential issues which could be experienced by the emergency services. It is noted that waste collection services currently experience problems at times when trying to collect waste and recycling.
- \* 6/2019/0683     **Advertisement Consent**  
**40 Station Road, Swanage, BH19 1AF**  
 Erect one internally illuminated fascia, and one internally illuminated projection sign.

Well Pharmacy Head Office

**OBSERVATION:** No objection.

- 6/2019/0713     **Corvesgate, 51 Ulwell Road, Swanage, BH19 1LG**  
Construction of prefabricated bin stores.  
Ms Hancock  
**OBSERVATION:** No objection.

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

- 6/2020/0018     **5 Linden Road, Swanage, BH19 1JH**  
Erect a single storey rear extension.  
Mr Greasty  
**OBSERVATION:** No objection.
- \* 6/2020/0019     **1 Gannetts Park, Swanage, BH19 1PF**  
Convert existing garage to habitable accommodation, and erect a new single garage.  
Mr & Mrs Vince  
**OBSERVATION:** No objection.
- 6/2020/0027     **1 Bon Accord Road, Swanage, BH19 2DN**  
Demolish existing dwelling house and construct three-bedroom dwelling house with car port, modify entrance and drive way.  
Mr & Mrs Liddicoat  
**OBSERVATION:** The Committee strongly recommends refusal and wishes to express its concern regarding the lack of information/detail in the plans on which to make an informed observation. Further concerns are raised as follows:-  
**Out of keeping with/detrimental to the important street scene and character of the area** - as defined in the Swanage Townscape Character Assessment Part 04.13 Low Density Residential - ‘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.’, and Policy STCD of the Swanage Local Plan - Areas of distinctive local character – ‘where new development should protect and enhance the distinctive local characteristics of these areas’.  
**Overdevelopment/increase in footprint** – the existing property is only circa five years old and the Committee recommends that any approved scheme for a further new build should not permit the footprint of the new property to be larger than that of the existing property.  
**Overlooking and loss of neighbour amenity** - concerns regarding the proposed balcony and first floor windows.

**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**

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

a) **Dorset Council and Bournemouth, Christchurch and Poole Council – public consultation on the draft Dorset Heathlands Framework 2020 to 2025 Supplementary Planning Document (SPD)**

It was reported that Dorset Council was consulting on the refresh of the Dorset Heathlands Framework SPD to run from 2020 to 2025. The document had been produced jointly between Bournemouth Christchurch and Poole Council and Dorset Council.

It was advised that this latest update replaced the previous version that covered the period 2015-2020, and that it was not a review of the strategic approach. However, councils would engage in a full review of the strategic approach to avoidance and mitigation through the emerging local plans later in 2020.

The Committee wished it to be noted that the consultation documents had been appropriately reviewed and discussed, and was in support of the update of the current SPD and the rolling forward of the existing strategy and had no further comments to make at this stage. However, the Committee was looking forward to engaging in the full review of the strategic approach later in the year, and would therefore be requesting more information about this review from Dorset Council.

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

a) **Proposed Merger of Saturn Education Trust with Harbourside Learning Partnership and Ocean Learning Trust to form the Coastal Learning Partnership – update**

- further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 2nd December 2019, it was reported that the Trusts had voted in favour of the merger and it was anticipated that the new Trust would be legally up and running by 1<sup>st</sup> March 2020. A summary of the questions and concerns received during the consultation process, and the Trust Board's responses to these, was provided for information purposes.

The Committee was pleased to note that the Trust Board was keen to promote the issue of community representation and would be asking each Local Governing Body to invite and encourage local participation as and when new vacancies arose.

b) **Dorset Council and Bournemouth, Christchurch and Poole (BCP) Council – adoption of the Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019 and Waste Plan 2019, and managing personal information held**

– it was reported that both Plans had been adopted by Dorset Council and BCP Council on 31<sup>st</sup> December 2019. Both plans had been examined by independent Planning Inspectors and had been found sound, subject to a number of Main Modifications being made. The Schedules of Modifications along with the Inspectors' Reports could be found on Dorset Council's website via the following links: [www.dorsetcouncil.gov.uk/waste-plan](http://www.dorsetcouncil.gov.uk/waste-plan) and [www.dorsetcouncil.gov.uk/mineral-sites-plan](http://www.dorsetcouncil.gov.uk/mineral-sites-plan)

c) **Planning application No. 6/2019/0450 5 Ballard Estate, Swanage - Erect single storey extensions. Roof conversion including insertion of roof lights and first floor windows** – Dorset Council had advised that it was anticipated that a decision on this long outstanding planning application would be made imminently.

8) **Date of next Meeting**

The date of the next meeting had been scheduled for Monday 2<sup>nd</sup> March 2020 at 6.30 p.m.

The meeting closed at 8.15 p.m.