

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** hosted on the Zoom platform on **MONDAY 6th JULY 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 – from 6.40 p.m.

Councillor J Page

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor W Trite

Swanage Town Council

Miss N Clark

Administration and Communications Manager

Mrs E Evans

Management Support Officer

There were no members of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) **Apologies**

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

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. 6/2020/0275 19 Church Hill, Swanage, BH19 1HU -

Councillor Harris declared a non-pecuniary interest by reason of being a friend of the applicant.

There were no further declarations to record on this occasion.

Planning

3) **Plans for consideration**

Delegated Applications

* 6/2020/0218 **48 Victoria Avenue, Swanage, BH19 1AP**

Extensions and alterations to facilitate the conversion of the dwelling into five flats. Raise roof ridge height, insert dormer windows and rooflights, and erect rear extension.

PDL (Bournemouth) Ltd

OBSERVATION: The Committee strongly recommends refusal, major concerns are raised as follows:-

Gross overdevelopment/sizeable increase in footprint, layout and density of building design – considered to be out of keeping with the character of the area (of large houses on large single plots), as defined in the Swanage Townscape Character Appraisal 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.'

Further concerns held regarding the size and massing of the proposed development, which would appear to be out of scale/much higher than adjacent properties. Attention was drawn to recent planning application No. 6/2019/0650 for this site, and the fact that the proposal was one of three potential developments on this plot, which could potentially see 17 new flats being constructed if planning permission was granted. This was considered to be too many units in such a limited space. Disappointment was expressed that yet another family home would be lost to flat development.

Potential adverse impact on neighbour amenity, overlooking and loss of privacy – being extremely close to the boundary of the proposed development on the same plot, and adjacent property.

Adverse impact on nature conservation interests and biodiversity opportunities - the loss of a sizeable area of existing greenspace, orchard/mature trees and hedgerows, which could have an adverse impact on local wildlife.

Flood risk/surface water drainage - the Environment Agency's Flood Map, Flood Zone 2, shows that the proposed building is within an area at risk of flooding. The Purbeck SFRA states that the Council should consider sites as not suitable in Flood Zone 2 unless no other sites are available.

Highway issues – traffic generation, vehicular access, highway safety – proposed increase in parking spaces (noted as three for the proposed five flats, and another six for planning application No. 6/2019/0650) - the proposed development would be accessed through a narrow service lane at the rear of the site, and concerns are raised regarding potential visibility and passing issues which could be experienced when entering and exiting the lane, there are no footways for pedestrians, or passing places for vehicles. Concerns are also raised regarding the possible adverse impact that the additional traffic could have on the condition of the lane.

Purbeck Local Plan - Policy H14: Second homes – crucially the Council would also wish to be reassured that any future approved development scheme would be subject to Policy H14 and 'support sustainable community growth to provide for the needs of local residents', as stated in the Plan.

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.

Further comments are made that, in view of the number of concerns raised regarding this application, Councillors feel that it would be vital for the Senior Planning Officer to undertake a site visit prior to making a recommendation on this planning application.

6/2020/0226

Former Police Station Premises, Argyle Road, Swanage, BH19 1HZ
Variation of condition 2 of planning permission 6/2016/0618 (Alterations and extensions to former police station to facilitate conversion to 6 dwellings) to form habitable accommodation in roof space and enlarge extension to create three 3-bed and three 4-bed dwellings.

Mr Pearce

OBSERVATION: No objection, subject to mitigation of the overlooking and loss of privacy concerns raised regarding the proposed roof lights, relating to both the future residents of this property and the residents of the adjacent property at No. 5 Argyle Road.

The Committee also recommends that modifications are made to the proposed waste bin arrangements for Unit 1 on environmental grounds

as they are considered to be too close to the dining room window of No. 5 Argyle Road.

6/2020/0240

Outline Planning Permission

Purbeck Heights, Priests Way, Herston, Swanage, BH19 2RS

Outline application to erect up to eight dwellings with associated access (all other matters reserved).

Pinedene Homes

OBSERVATION: No objection to development of the site, however, the Committee raises the following concerns regarding the proposal:-

Overdevelopment, layout and density of building design – the

Committee feels that eight dwellings would be too many for this site.

Concerns are also raised regarding the height of the proposed properties and the potential adverse impact on neighbour amenity, overshadowing, overlooking and loss of privacy, being built at a much higher elevation than neighbouring properties in the Priests Way/Priests Road areas.

- **Purbeck Local Plan, Policy D Design** 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’.

Local Housing Need - the Committee would welcome assurances that consideration will be given to the provision of affordable family housing and much needed starter homes for the local community on this site.

- **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.’

- **Purbeck Local Plan, Policy H14: Second homes** - the Committee would also wish to be reassured that any future approved development scheme would be subject to Policy H14, which would be a vital and positive step towards addressing local housing need, and ‘support sustainable community growth to provide for the needs of local residents’, as stated in the Plan.

The Committee would wish it to be noted that it is in support of the proposal to retain the existing Purbeck Stone wall and hedgerow along Priests Way (along with the proposed enhancements where appropriate), and recommends that this should be a condition of any future approved application.

* 6/2020/0252

Cauldron Barn Farm Park, Cauldron Barn Road, Swanage, BH19 1QQ

Convert former shower/toilet block to offices, erect a workshop/store, and the formation of a new road and car parking.

Berkeley Leisure Group Ltd

OBSERVATION: No objection, the Committee feels that the proposals will enhance the area.

6/2020/0257

Flats 3 & 4, 135 High Street, Swanage, BH19 2NB

Integration of flats 3 and 4 to create single unit of accommodation. Insert roof lights and windows.

Mrs Owen

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 23rd July 2020).

6/2020/0273

111 Kings Road West, Swanage, BH19 1HN

Convert loft space to form habitable accommodation with two dormer windows and a roof light. Form vehicular access and drive.

Mr Green

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 from the proposed dormer windows in the west side of the roof of the property (neighbour consultation was still open as at the date of these comments – until 23rd July 2020).

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

6/2020/0275

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 (neighbour consultation was still open as at the date of these comments – until 24th July 2020).

6/2020/0290

Listed Building Consent

LISTED

United Reformed Church, 112 High Street, Swanage, BH19 2NY

Modifications to entrance doors on front elevation.

United Reformed Church

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report.

Appeal Information

* 6/2019/0059

PINS Appeal Reference Number: APP/D1265/W/20/3249627

Appellant: Mr Koch

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

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

Appeal Start Date: 25 June 2020

An appeal had been made to the Secretary of State against the decision of Dorset Council to grant planning permission subject to conditions. The appeal would be determined on the basis of written representations. The procedure to be followed was set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 (as amended).

Dorset Council had forwarded all the representations made to them on the application to the Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal.

OBSERVATION: Further to Minute No. 3 of the Planning and Consultation Committee Meeting held on 4th March 2019 it was noted that the Committee originally had had no objection to the change of use

of the property to A3 (restaurant/cafe) and A5 (hot food takeaway) use. A discussion was then held regarding the appeal details, which could potentially see the opening hours of the premises extended if the appeal was allowed (6am to 2.30am Sunday to Thursday, and 6am to 4am Friday and Saturday).

The Committee did not support any extension to the existing opening hours of the premises, and therefore wished to submit further comments to the Inspector as follows:-

The Committee feels that the existing opening hours are adequate for this premises, and would draw attention to the fact that there are no other businesses in the vicinity with such late opening hours.

Major concerns are raised regarding the possible noise, disturbance and adverse impact these extended opening hours may have on local residents in the vicinity of the business if the appeal is allowed.

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

That the Committee's further representation as above be submitted via the Inspectorate's Appeals Casework Portal accordingly.

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 documents, and to determine the Council's preferred method of response, if any:

a) Dorset Association of Parish and Town Councils (DAPTC) - Constitution Review and Consultation

It was reported that the DAPTC was currently seeking feedback, and any additional comments, on its draft revised Constitution. It was noted that the last review had taken place in 2011 and the document had been due an overhaul at least to reflect the changes in local government across the county. The document would also be discussed at the DAPTC's Annual General Meeting (AGM) being held on 14th November 2020.

During the ensuing discussion Members drew attention to the amendment made under Point 8.0 e) regarding motions for resolution at the AGM, which was welcomed.

The Committee wished it to be noted that the draft revised Constitution had been reviewed and appropriately discussed, and that it was in support of the proposed amendments being made. However, a debate was held regarding the reference to 'Chairman' in the document, and it was felt that consideration should be given to amending this to either 'Chair' or 'Chairperson'.

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

That the Town Council wishes it to be noted that it is in support of the proposed amendments to DAPTC's Constitution, subject to a recommendation that consideration be given to substituting the word 'Chairman' with either 'Chair' or 'Chairperson' in the document.

6) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council, Community Infrastructure Levy (CIL) Receipts – 1st October 2019 to 31st March 2020 (financial year 2019/20) - details of the CIL receipts for developments being undertaken in Swanage, for the period 1st October 2019 to 31st March 2020, were provided for information purposes. It was noted that the sum of £89,093.86 would be transferred from Dorset Council to the Town Council in due course.

b) Dorset Council - Sitting Out Licences – it was reported that any businesses wishing to place tables and chairs on the highway with effect from 4th July 2020, in line with government guidance and policy, would have to apply to Dorset Council for a new ‘temporary’ licence to do so. The licence was free and would need to be renewed every three months for the duration of the social distancing measures related to Covid-19 response. The application could be made online via the following link:

<https://www.dorsetcouncil.gov.uk/business-consumers-licences/licences-and-permits/street-cafe-sitting-out-licence/pdfs/sitting-out-licence-application-form-covid-19.pdf>

Dorset Council would be consulting with the Town Council regarding any applications received for the Parish of Swanage, and attention was drawn to the short response timescale of five working days. A discussion ensued during which it was agreed that officers would be best placed to review applications received and, in consultation with the Chair, formulate the Council’s response to Dorset Council.

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

That delegated authority be given to officers, in consultation with the Chair, to review any applications for temporary sitting out licences and formulate the Council’s response to Dorset Council.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 3rd August 2020 at 6.30 p.m.

The meeting closed at 7.45 p.m.
