

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** hosted on the Zoom platform on **MONDAY 7th DECEMBER 2020** at **6.30 p.m.**

Chair: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor Moreton

Swanage Town Council – until 7.00 p.m.

Miss N Clark

Administration and Communications Manager

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

Public Participation Time

There were no matters raised.

1) Election of Chairman

In the absence of the Committee Chair, it was proposed by Councillor Foster, seconded by Councillor Whitwam and **RESOLVED UNANIMOUSLY:-**

That the Town Mayor, Councillor Bonfield, would assume the Chair for the meeting.

2) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Finch and Page.

3) 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.

There were no declarations to record on this occasion.

Planning

4) Plans for consideration

Delegated Applications

6/2020/0440

5 Boundary Close, Swanage, BH19 2JY

Demolition of conservatory, an erection of a two-storey side extension, including new rooflights and balcony on the first floor, and an erection of a front porch.

Mr Cowley

OBSERVATION: No objection.

* 6/2020/0452

3 De Moulham Road, Swanage, BH19 1NP

Variation of condition 2 of planning permission 6/2019/0648 (Demolish existing dwelling and erect four new houses with off street parking and gardens.) 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.

Satao Group Ltd & Mr Abbott

OBSERVATION: The Committee recommends refusal and expresses its disappointment that the applicants have submitted another application for the variation of a condition of approval, so soon after obtaining approval with said condition under planning application No. 6/2019/0648 on 21st May 2020.

Members feel that this proposal does nothing to mitigate the Committee's original concerns regarding the height and design of the proposed new houses, as detailed below.

6/2019/0648 – 6th January 2020

OBSERVATION: The Committee strongly recommends refusal and wishes to express its concern regarding the loss of a unique building of 'iconic' quality, which is being replaced by four properties which are significantly different, and the continued loss of character in the town through redevelopment. Further concerns are raised as follows:-

- **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.
- **Layout and density of building design** - 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.
- **Adverse impact on nature conservation** – in relation to the loss of garden/grounds, (concerns have previously been raised with the planning authority regarding the infilling of gardens), which could have an adverse impact on local wildlife.
- **Local housing need** – the proposal is not in accordance with the Swanage Local Plan Policy SHM: Swanage Housing Mix, Paragraphs 11 and 186, and Creating opportunities for young people, Paragraph 114, as 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.

Although Committee Members recognised that the area covered by the following policy did not extend as far as 3 De Moulham Road, the property was in very close proximity to it, the whole area forming part of the De Moulham Estate:-

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.'

Although not a material planning consideration, Committee Members wished it to be noted that it felt that applicants/developers should be required to build out proposals as approved, and not be permitted to keep coming back to Local Planning Authorities with variations to approval conditions/amendments to approved applications. However, it was acknowledged that there could be exceptional circumstances when an amendment to a proposal may be required.

- 6/2020/0454 **The Pines Hotel, 34-36 Burlington Road, Swanage, BH19 1LT**
Demolish triple garage block and erect a pair of holiday homes.
Endeavour Dominion Ltd trading as The Pines Hotel
OBSERVATION: No objection.
- 6/2020/0456 **19 Redcliffe Road, Swanage, BH19 1NA**
Erect wooden garage (amended scheme to previously approved planning application 6/2020/0178).
Mr Manning
OBSERVATION: No objection.
- 6/2020/0464 **21 Newton Rise, Swanage, BH19 2QP**
Erect a rear extension and loft conversion to form habitable accommodation with dormer window. Internal alterations.
Mr Richards
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 20th December 2020).
- * 6/2020/0501 **7 Cauldron Meadows, Swanage, BH19 1RN**
Erect a single storey extension. Demolish existing conservatory.
Mr & Mrs Woollorton
OBSERVATION: No objection.
- 6/2020/0508 **6, 8 & 10 Burlington Road, Swanage, BH19 1LS**
Cliff stabilisation engineering works, including soil nailing and the installation of a drainage system.
Mariners Watch Residents Association Ltd and Clifftop Care Home
OBSERVATION: No objection.

For information only

- # 6/2020/0482 **Non material amendment**
The Co-operative Store, Kings Road West, Swanage, BH19 1HP
Non material amendment to planning permission 6/2019/0716 (Demolish existing outbuildings and ramp. Erect a single storey rear extension, construct a new ramp and provide two new staff parking spaces.) to revise the access to roof plant room, including fold-down safety rails, and erect a small extension to canopy in service yard area.
Co-operative Group Food Ltd

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 #.

Councillor Moreton left the Meeting at 7.00 p.m.

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

a) **Dorset Council - draft Climate and Ecological Emergency Strategy July 2020 – Public Consultation**

It was reported that Dorset Council was consulting on its draft Climate and Ecological Emergency Strategy. It was explained that in May 2019 one of the first actions of the newly formed Dorset Council was to declare a 'Climate Emergency', acknowledging that the Council needed to act on the causes and impacts of climate change. In November 2019 this was updated to a 'Climate and Ecological Emergency' so that the protection and enhancement of Dorset's natural environment and wildlife biodiversity was also considered in its climate emergency mitigation work.

During the ensuing discussion comments were made that this was a well-written and comprehensive document. However, Committee Members felt that in view of the importance of this consultation, and the wide-ranging topics and issues that it covered, further time would be required for Members to review the document in greater detail before the Town Council's response could be formulated. It was noted that the closing date for responses was 20th January 2021.

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

That consideration of the Town Council's response to the consultation on Dorset Council's draft Climate and Ecological Emergency Strategy July 2020 be deferred to the next meeting of the Committee being held on 4th January 2021.

b) **Dorset Council - Community Infrastructure Levy (CIL) Charging Schedule – Consultation on a Statement of Further Modifications**

Further to Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 4th February 2019 it was reported that Dorset Council was consulting on a Statement of Further Modifications. It was explained that the Council had submitted its CIL Charging Schedule and Priorities for Spending 2019 for examination in January 2019. At the same time the Council had consulted on a number of minor changes in a Statement of Modifications which had subsequently been submitted to the Examiner along with the responses to that consultation.

Additional minor changes were now set out in a Statement of Further Modifications which reflected changes in CIL Regulations and addressed new evidence, changes in planning use classes and updates in the draft Purbeck Local Plan during examination.

During the ensuing discussion the Committee wished it to be noted that it had appropriately reviewed and considered the Statement of Further Modifications and had no further comments to make.

c) **Dorset Council – Purbeck Local Plan (PLP) (2018-2034) – Consultation on Proposed Main Modifications**

Further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 8th November 2019 it was reported that Dorset Council was consulting on proposed Main Modifications to the PLP. It was explained that the PLP had been submitted for examination in January 2019, and that public examination hearing sessions were held in July, August and October 2019. The Planning Inspector examining the PLP had issued

a Post Hearing Note in March 2020, following which Dorset Council had prepared a schedule of proposed Main Modifications to the pre-submission draft of the PLP as part of its examination. These proposed Main Modifications were considered necessary to ensure that the PLP would be legally compliant and/or sound. It was noted that Proposed Main Modifications had been suggested by the Inspector, consultation respondents (including hearing session participants) and by Dorset Council.

During the ensuing discussion the Committee wished it to be noted that it had appropriately reviewed and considered the Proposed Main Modifications and had no further comments to make.

Comments were then made that consultation on the draft Dorset Local Plan would be undertaken in due course. Committee Members were in agreement that a separate meeting should be convened to discuss and formulate the Town Council's response to this important consultation, and that all Town Councillors should be invited to take part in discussions.

Licensing

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

a) Deep Blue Restaurants Ltd, Harry Ramsden's, 2 Station Road, Swanage, BH19 1AE – application for a premises licence under section 17 of the Licensing Act 2003

It was reported that this was an existing licensed restaurant and takeaway business situated in the town centre which had made an application for a premises licence in the above business name, to permit the sale of alcohol until 12.30 a.m. on the premises, and until 12.00 a.m. for sale off the premises, and recorded/live music until 12.00 a.m.

Consideration was given to the application under the four licensing objectives. During the discussion concerns were raised regarding the location of the business, and the possible disruption and noise nuisance which could be experienced by local residents living in close proximity to it in view of the later licensing times being requested. Attention was also drawn to existing government guidelines and legislation surrounding the Covid-19 pandemic and that restaurants currently had to take last orders at 10.00 p.m. and close by 11.00 p.m.

OBSERVATION: No objection under the four licensing objectives. However, the Town Council would wish its concerns to be noted regarding the potential disruption and possible noise nuisance which could be experienced by residents living in close proximity to the business due to the later licensing hours.

b) Co-operative Group Food Limited, 52 Kings Road West, Swanage, BH19 2ND – application to vary a premises licence under section 34 of the Licensing Act 2003

It was reported that this was an existing licensed supermarket situated in the town centre of Swanage which had made an application to vary its premises licence. It was noted that the supermarket was currently undergoing refurbishment and its layout would be varied which would slightly increase the licensed area of the store.

Consideration was therefore given to the application under the four licensing objectives.

OBSERVATION: No objection under the four licensing objectives.

8) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council, Community Infrastructure Levy Receipts - 1st April 2020 to 30th September 2020 (financial year 2020/21) - details of the CIL receipts for developments being undertaken in Swanage, for the period 1st April to 30th September 2020, were provided for information purposes. It was noted that the sum of £59,657.43 would be transferred from Dorset Council to the Town Council in due course.

9) Date of next Meeting

The date of the next meeting had been scheduled for Monday 4th January 2021 at 6.30 p.m.

The meeting closed at 7.15 p.m.
