

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 9th SEPTEMBER 2019** at **6.30 p.m.**

Chair: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor J Page

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor W Trite

Swanage Town Council

Miss N Clark

Administration & Communications Manager

There were four 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 Finch.

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.

There were no declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

Further to Standing Order No. 12) a) viii, it was proposed by the Chair and AGREED:-
That Item 10 on the Planning List be brought forward to Item 1.

At 6.35 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 application.

6/2019/0450

5 Ballard Estate, Swanage, BH19 1QZ

Erect single storey extensions. Roof conversion, including insertion of roof lights and first floor windows.

Mr & Mrs Moorhouse

OBSERVATION: The Committee strongly recommends refusal. The Committee feels that there is a lack of detail provided/available for it to comment on the proposed development. However, concerns are raised as

follows:

- The proposed development almost doubles the footprint of the existing property, and concerns held regarding potential adverse impact on neighbour amenity, overlooking and loss of privacy.
- **Swanage Local Plan Policy STCD – ‘193.** The Ballard Down area is characterised by historic bungalow development. The Townscape Character Assessment indicates that any two storey development would undermine the established character of this area, and policy STCD (Swanage Townscape Character and Development) states that this area should continue to support single storey development only’ – it is felt that the design of the proposed development is completely out of character with the Ballard Estate.
- The Committee also wishes it to be noted that it is in support of the letter of objection from the Ballard Estate Company Limited.

6/2019/0432

Retrospective

Plot 37, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT

Erect UPVC decking (Retrospective).

AG Swanage Limited

OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.

6/2019/0433

Retrospective

Plot 309, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT

Erect UPVC decking (Retrospective).

AG Swanage Limited

OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.

6/2019/0434

Retrospective

Plot 43A, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT

Erect UPVC decking (Retrospective).

AG Swanage Limited

OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.

6/2019/0435

Retrospective

Plot 105, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT

Erect UPVC decking (Retrospective).

AG Swanage Limited

OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.

- # 6/2019/0436 **Retrospective**
Plot 78, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT
Erect UPVC decking (Retrospective).
AG Swanage Limited
OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.
- # 6/2019/0437 **Retrospective**
Plot 237, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT
Erect UPVC decking (Retrospective).
AG Swanage Limited
OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.
- # 6/2019/0438 **Retrospective**
Plot 38, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QT
Erect UPVC decking (Retrospective).
AG Swanage Limited
OBSERVATION: No comment. Concerns previously raised by the Committee in relation to potential fire risks, and associated hazards, that such a sizeable number of UPVC and wooden structures in close proximity to one another could have in Swanage Bay View Holiday Park.

Following consideration of the above seven items, attention was drawn to the fact that there was a new leaseholder of the holiday park.

Further to Minute No. 3 of the Planning and Consultation Committee Meeting held on 4th June 2018, and Minute No. 34 of the Council Meeting held on 25th June 2018, and as the Committee's concerns remained the same, it was agreed that a copy of the Town Council's original letter of concern should be sent to the new leaseholder for its attention accordingly.

- * 6/2019/0444 **42 Cauldron Barn Road, Swanage, BH19 1QF**
Erect two single storey extensions.
Mr & Mrs Robinson
OBSERVATION: No objection.
- 6/2019/0448 **Listed Building Consent**
LISTED 44 High Street, Swanage, BH19 2NX
Replacement roof, and construct two dormer windows and chimney.
Mr Lejeune
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's Report.
- 6/2019/0456 **Listed Building Consent**
LISTED 4 & 5 Seymer Place, Seymer Road, Swanage, BH19 2AJ

Various alterations, including insertion of an additional doorway to roof terrace.

Lord & Lady Phillips

OBSERVATION: No objection.

6/2019/0457

LISTED

Listed Building Consent

4 & 5 Seymer Place, Seymer Road, Swanage, BH19 2AJ

Terrace roof replacement, railings to partly replace parapet walling to roof terrace, removal of metal chimney flue pipe, reconstruction of roof terrace access staircase enclosure and insertion of doorway onto the roof terrace from bedroom one in number 4.

Lord & Lady Phillips

OBSERVATION: No objection.

6/2019/0464

LISTED

Listed Building Consent

Flat 2, Belvedere Lodge, Belvedere Road, Swanage, BH19 2AN

Internal alterations.

Mr & Mrs Petty

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

6/2019/0477

LISTED

Listed Building Consent

The Parade Fish Restaurant, 1 The Parade, Swanage, BH19 1DA

Alterations to form new shop front.

Yingte Holdings Ltd

OBSERVATION: The Committee strongly recommends refusal, and feels that the proposed works/material changes to this listed building are not acceptable. Concerns are raised as follows:

- Continued loss of character in the Swanage Conservation Area – the property being a Listed Building situated within the Town Centre/ Swanage Conservation Area – as defined in the Swanage Townscape Character Appraisal Part 04.3 Station Road area:
 - Replacement of traditional shop windows and other windows with uPVC equivalents.
 - Incremental loss of building detail.
- Inaccuracy noted in the application, Point 16. which states that the property is not situated in a site at risk of flooding – the property is situated in a site at risk of flooding.

6/2019/0478

5 Shottsford Close, Swanage, BH19 2LH

Single storey side extension.

Mr & Mrs Gousseau

OBSERVATION: No objection.

6/2019/0483

14 Queens Road, Swanage, BH19 2EH

Erect first floor flat roof extension, with solar panels and new porch.

Mr Suttle

OBSERVATION: Recommend refusal. Concerns are raised as follows:

Poor design

Detrimental to the street scene

Potential adverse impact on neighbour amenity, overlooking and loss of privacy.

Items for information only

Appeal Decisions

- 6/2018/0296 **Appeal Ref: APP/B1225/W/19/3220927**
Land adjoining 11 Bell Street, Swanage, BH19 2RY
Erect four new dwellings.
Mr & Mrs Scott
DECISION: Appeal dismissed.
- 6/2018/0459 **Appeal Ref: APP/B1225/W/19/3220929**
Land adjoining 11 Bell Street, Swanage, BH19 2RY
Erect two new dwellings.
Mr & Mrs Scott
DECISION: Appeal allowed, subject to conditions.
OBSERVATION: Decision noted with disappointment by the Committee.

Non-Material Amendments

- 6/2019/0361 **13 Manwell Road, Swanage, BH19 2QB**
Enlarge existing dormer window, extend roof to create gable and erect a side extension.
Mr & Mrs Durand
OBSERVATION: For information only, no further action required.
- This not a planning application, but a non-material amendment of planning permission 6/2019/0361 – reduction in width of proposed side extension.
- * 6/2019/0465 **Compass Point, Land West of Northbrook Road, Swanage**
Non-material amendment 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) to widen the approved footpath, change position of five trees, and Purbeck stone boundary walls now shown on plans.
Barratt David Wilson Homes Southampton
- This not a planning application, but a non-material amendment of planning permission 6/2017/0713.

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 #.

- 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 Council – Public Consultation on Extension to Dorset Council Dog Related Public Spaces Protection Orders (PSPO) until 31st December 2020

It was reported that there were currently five dog-related PSPOs in Dorset (covering the areas of Purbeck, Weymouth and Portland, and East, North, and West Dorset), all of which had different expiry dates. It was the intention of Dorset Council to have a single dog-related PSPO in the future, drawing all five former Orders into one.

To do this, a twelve week public consultation exercise would have to be undertaken, with appropriate reports being taken to Council Committees thereafter. It was estimated that the timeline for the production of a new Order would be twelve months. Therefore, comments were being invited on the Council’s proposal to amend the expiry dates of the five existing Orders to 31st December 2020, to enable due process to be completed.

A brief discussion ensued during which Committee Members wished it to be noted that they were in support of the proposal, and had no further comments to make.

b) Jurassic Coast Trust - Jurassic Coast World Heritage Site Partnership Plan 2020-2025 – Public Consultation

It was reported that the Jurassic Coast Trust was in the process of creating a new Partnership Plan document in collaboration with a wide variety of stakeholders, which would be published towards the end of 2019 and would guide the management of the World Heritage Site over the next five years. The Trust was therefore inviting comments on the proposed Plan until 4th October 2019, after which all comments would be collated and a report produced detailing the Trust’s responses to these, and any proposed amendments to the Plan.

Committee Members had reviewed the document, and a discussion ensued regarding its content, which was considered to be of a technical nature. The general consensus of Members was that although they were in support of the Plan, they did not have sufficient specialist knowledge of this subject, and felt unable to comment further on the document.

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

That delegated authority be given to officers, in consultation with the Chair, to review the consultation document in greater detail and formulate the Council’s response to the consultation.

It was further AGREED:-

That a copy of the completed questionnaire would be sent to all Committee Members prior to its submission to the Jurassic Coast Trust to give Members the opportunity to make any amendments if necessary.

It was noted that the Jurassic Coast Trust Team would be holding a drop-in session at Swanage Library on Wednesday 18th September 2019 from 10.00 a.m. until 4.00 p.m.

6) 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 October 2019 at 6.30 p.m.

The meeting closed at 7.50 p.m.