

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 4th DECEMBER 2023** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor C Finch

Swanage Town Council

Councillor T Foster

Swanage Town Council

Councillor N Rogers

Swanage Town Council – from 6.35 p.m.

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Councillor W Trite

Swanage Town Council

Miss N Clark

Planning and Community Engagement Manager

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

Public Participation Time

The following matters were raised:-

Planning application No. P/FUL/2023/06848 Land at Priests Road, Swanage, BH19 2RL

- Concerns regarding the overbearing size and scale of the proposed development, shoehorning three, three-storey properties into a small triangle of land, on a hill, and the potential adverse impact that this could have on neighbouring properties, and the character of the surrounding area. These concerns included:
- Overly dominating three-storey properties, which would tower over surrounding properties.
- Potential overlooking, loss of privacy/neighbour amenity, and loss of daylight.
- Out of keeping with the street scene and character of the area – proposed red brick, in a cul-de-sac of Purbeck Stone properties.
- Adverse impact on wildlife, and loss of an important green space – in particular bats, evidence of which had been reported to Dorset Council, slowworms, birds and badgers. The existing mature trees/bushes had previously been removed/destroyed and the bats and birds had disappeared. However, these had returned when the area had regrown.
- Highway safety concerns – increase in vehicular traffic in the cul-de-sac, and potential difficulties regarding access for emergency vehicles.
- Potential for the properties to be second homes.

Planning application No. P/FUL/2023/06658 164 High Street, Swanage, BH19 2PD

- Concerns regarding the proposed fencing, which was considered to be of an industrial design, and not appropriate in a residential area. Further concerns held regarding highway safety, delivery lorries, and potential parking/passing issues if the parking spaces were removed from the forecourt of the business.

Disabled access to the Town Hall Chamber

- Comments made that there was no disabled access to the Chamber. The Chairman acknowledged the concerns raised, and confirmed that online access to meetings was available (via Zoom or Teams), and that meetings were also held in accessible venues at times during the year. It was confirmed that this matter would be brought to the attention of the Accessible Swanage Advisory Group for consideration.

Councillor Rogers joined the Meeting at 6.35 p.m.

1) **Apologies**

An apology for his inability to attend the Meeting was received from Councillor Moreton.

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.

Item 4 a) Tree works application No. P/TRC/2023/06596 St Marys Church, Church Hill, Swanage, BH19 1HU – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being Church Warden at St Mary's Church.

There were no further declarations to record on this occasion.

Planning

3) **Plans for consideration**

Delegated Applications

P/FUL/2023/06062

51 Station Road, Swanage, BH19 1AD

Installation of new extraction canopy, new ductwork, fan and filtration.

OBSERVATION: No objection to the installation of extraction equipment in principle, subject to the Design and Conservation Officer's report, and mitigation of the Town Council's concerns as follows:-

Potential adverse impact on neighbour amenity - noise or disturbance (resulting from use, including proposed hours of operation), smells and fumes – the proposed siting of the new extraction equipment and fans being situated adjacent to residential dwellings, in close proximity to their windows/ doors, and outdoor amenity space.

Potential adverse impact on the Swanage Conservation Area – the design of the system, in particular the size/height and position of the proposed extract ductwork, which would be higher than the roofline, appears to be out of keeping with the character of the area/street scene. Attention is drawn to the fact that the property is situated within the Swanage Conservation Area, and the rear of the premises is highly visible from the Kings Road West area.

Highway issues: vehicular access, road/pedestrian safety – the application form states that the site has no existing parking spaces, which is incorrect. There is a parking area next to the building which is accessed over the busy main footway into the town centre. Attention is drawn to the recently approved licensing application for the premises, which included a proposal to use part of this parking area as an outside seating space for the restaurant.

P/FUL/2023/06595

10 Cluny Crescent, Swanage, BH19 2BS

Convert existing dwelling into two separate dwellings.

OBSERVATION: No objection to the proposed works to the property, subject to adherence to the Design and Conservation Officer's report. However, concerns are raised as follows:-

Loss of enclosure/adverse impact on street scene – concerns are raised regarding the continued loss of character in the town through redevelopment, and the potential loss of the existing Purbeck Stone boundary wall at the front of this property, which is situated in the Swanage Conservation Area. The Town Council recommends/seeks confirmation that the wall will be retained as part of any approved scheme.

P/FUL/2023/06658

164 High Street, Swanage, BH19 2PD

Replacement of existing fencing to front yard.

OBSERVATION: Recommend refusal, the Town Council's concerns are as follows:-

Potential adverse impact on the street scene, character and appearance of the surrounding area – the property is situated in a historic residential area of predominantly Edwardian dwellings – the proposed fencing is considered to be of an inappropriate industrial, metal design, more akin to security fencing seen on industrial estates, the appearance and height of which would have a detrimental impact on the street scene, and its setting in close proximity to listed buildings (The Old Forge, and Hatton Cottage, in the High Street). Attention is drawn to the fact that No. 164 is also an Edwardian building.

Highway issues: traffic generation, vehicular access, highway/pedestrian safety – potential reduction in visibility for motorists when turning into and out of Linden Road from the busy High Street. **Parking/passing concerns** – limited on-street parking in the area, used by local residents and visitors, and concerns are held that if the existing parking spaces (for staff/customers/deliveries) in the business's forecourt were removed this would exacerbate inconsiderate parking/passing issues currently experienced in the surrounding area, and reduce the number of on-street parking spaces available, this being a busy builders' merchant. Accessibility for larger delivery lorries – turning and unloading in a residential road – delivery lorries currently regularly block the busy High Street as they are too big to manoeuvre into Linden Road and the merchant's forecourt (main vehicular/ tourist route into the town centre).

P/FUL/2023/06848

Land at Priests Road, Swanage, BH19 2RL

Erect a terrace of three dwellings and associated parking.

OBSERVATION: Recommend refusal, the Town Council's concerns are as follows:-

Loss of an important historic green space – the Council would wish to stress that this is not just a piece of land left over from a 1950s council house development, it is a historic landscape feature, as confirmed by a review of historic OS maps of the area (dated 1902 and 1928) detailing the old paths and cartways around the site.

Attention is also drawn to the fact that the Town Council is currently in the process of producing a Neighbourhood Plan for Swanage (SNP), and the Neighbourhood Plan Steering Group has identified this area of land as a potential green space which should be protected by the SNP.

Adverse impact on nature conservation interests and biodiversity opportunities – the application form states that there are no biodiversity or geological conservation considerations to take into account. This proposal will result in the loss of a sizeable area of existing greenspace, which has already had an adverse impact on local wildlife, with no environmental impact assessment having been undertaken. The Council would wish to express its complete disappointment that the developer has cleared the site on more than one occasion and removed much of the mature vegetation/hedgerows, which had been there for some 40+ years, and which had been a refuge for wildlife. It is noted that in many of the residents' letters of objection submitted to Dorset Council regarding the previously approved application reference is made to the fact that badgers, bats, birds and slowworms had previously been living/been seen using this site, prior to destruction of the vegetation/hedgerows. Since that time the vegetation has grown back and bats and birds have returned to the site once again. However, this has recently been removed again by the developer. The Council wishes to receive confirmation that appropriate environmental impact assessments/a bat survey will be completed accordingly.

Swanage Green Infrastructure Strategy (SGIS) SPD – Herston

– whilst Swanage is seen as a reasonably affluent seaside town, it does have areas of poverty, Herston being the second most deprived of 29 neighbourhoods within the Purbeck area, and there are no recreational areas and only limited greenspace, as detailed in the SGIS – particular attention is drawn to the following sections:
166. As a result, Herston needs to be designated a priority area for the implementation of GI projects, and where possible, strong GI connections need to be made between Herston, the rest of town, and the open countryside.

187. The SCSP identifies that Herston is the most deprived part of Swanage. Low levels of poor-quality GI in areas of social housing here mean that residents do not benefit from their immediate environment in the same way as people do elsewhere in Swanage. In fact, the majority of the amenity open space in Herston is just short mown grass which should not really be classed as GI. Statistics show that people in more deprived areas are more likely to suffer more physical and mental health related issues.

Again, the Council would wish to stress that this is an important historic greenspace and not redundant SLOAP.

Overdevelopment/layout and density of building design, visual appearance and materials to be used, and potential detrimental impact on the street scene – the site is a small triangle of steep land - the three proposed three storey red brick houses are considered to be wholly out of keeping with surrounding properties which are two storey houses constructed of Purbeck stone. Reference is made to the Swanage Townscape Character Assessment (STCA) Council Estate Development Part 04.16 “Predominantly semi-detached houses arranged around a network of connecting roads and a few cul-de-sacs. Two storey houses. Modest domestic scale massing.” It is understood that the nearby Purbeck stone council housing development won a design award when constructed in the 1950s.

The Council recommends greater use of traditional/local materials, namely Purbeck Stone (including window sills, lintels and quoins), and Swanage brick, in any approved scheme, which would be more in keeping with surrounding properties.

Potential adverse impact on Herston Conservation Area (HCA)

– although the land is not situated within the HCA, as can be seen from the HCA Map 1: Boundaries, it is in very close proximity to the boundary at the top of Bell Street, and attention is drawn to STCA Herston Village Part 04.19 – Strengths and Threats.

Potential adverse impact on neighbour amenity, overlooking and loss of privacy – overbearing height of the proposed three-storey properties, on a steep site, being so close to the boundaries of neighbouring properties in Ash Close and Bell Street cul-de-sac.

Highway issues – traffic generation, vehicular access, highway safety – Ash Close, Priests Road, Bell Street and the Bell Street cul de sac, and Marsh Way, all converging at the bottom of the site.

There is already extremely limited on street parking in the surrounding area, and there is no turning circle in the cul de sac. Potential increase in passing difficulties experienced by motorists, refuse collections and the emergency services, due to regular instances seen of inconsiderate parking, and the sizeable number of parked cars in the surrounding area. Comments are made that this has previously been reported by the ambulance service. Traffic also increases considerably in this area during the summer season to/from nearby camping/holiday parks.

Flooding/excess water run-off from the fields and down the adjacent footpath, particularly seen after heavy rainfall – the application form states that the site is not within an area at risk of flooding - the proposed development will be constructed on a steep site, situated in Flood Zone 1. Has an appropriate flood risk assessment been undertaken, and flood mitigation/drainage proposals been received?

Eastern Area Planning Committee - in view of the number of concerns held by the Town Council, and local residents, a request is made for the application to be referred to the Eastern Area Planning Committee for careful consideration at a future meeting, and that it would be vital for the Committee to undertake a site visit prior to the meeting to view and fully appreciate the biodiversity, size and topography of the site, and the impact that this proposal will have on the area and surrounding properties.

Other matters

The address and postcode stated for the site is Priests Road, the site is actually in Bell Street cul de sac.

Application form:

- **Description of the proposal** – has the work or change of use already started? - the application form states ‘No’, this is incorrect as the site has been cleared.
- **Trees and hedges** – the application form states ‘No’ for both questions, this is incorrect as there were trees/hedges on the site. The Biodiversity Checklist also states ‘No’ to all questions, which is incorrect, as can be seen from the aerial photograph within the Planning Statement (page 3), and the photos below:-
- <https://maps.app.goo.gl/wHoaZBhdwYN6gLbq9>
- <https://maps.app.goo.gl/FvnsQ5HqhHBdR4w66>

- P/HOU/2023/03337 **19 Newton Road, Swanage, BH19 2EA**
Erect conservatory and first floor extension. Create dormer windows, Juliet balcony and install rooflight. Internal alterations.
OBSERVATION: No objection.
- P/HOU/2023/06488 **1A Hillview Road, Swanage, BH19 2QU**
Side extension, reposition garage (new, rebuilt). Form new access.
OBSERVATION: No objection.
- P/HOU/2023/06777 **108 High Street, Swanage, BH19 2NY**
Installation of two conservation rooflights.
OBSERVATION: No objection.
- P/LBC/2023/06269 **Listed Building Consent**
LISTED **108 High Street, Swanage, BH19 2NY**
Installation of two conservation rooflights.
OBSERVATION: No objection.
- P/HOU/2023/06867 **18 Sandbourne Close, Swanage, BH19 2LQ**
Erect rear extension.
OBSERVATION: No objection.
- P/PADM/2023/06471 **Prior Approval - Demolition**
Regents Court, 15 Victoria Road, Swanage, BH19 1LY
Demolition of a block of seven garages in the parking area to the rear of Regents Court.
OBSERVATION: No objection.
- P/VOC/2023/06416 **Variation of Condition**
7 Moor Road, Swanage, BH19 1RG
Application to vary Condition 2 of approved planning application No. 6/2018/0411 (Erect a dwelling.) to incorporate a basement under the dwelling.
OBSERVATION: No objection.

For information only

- P/NMA/2023/06576 **Non Material Amendment**
Bay View Court, 7 Cluny Crescent, Swanage, BH19 2BP
Revise approved ground floor layout from two flats to one (no external changes).
- P/NMA/2023/06582 **Non Material Amendment**
10 Newton Rise, Swanage, BH19 2QP
Lengthen dormer by 750mm, alterations to fenestration of extension including high level side windows, reducing glass doors, timber boarding rear elevation, and stepping the rear wall line.

Further to her declaration under Minute No. 2) Councillor Harris left the room during consideration of the following item. In the absence of the Chairman, Councillor Foster, as Town Mayor, assumed the Chair.

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

a) P/TRC/2023/06596 St Marys Church, Church Hill, Swanage, BH19 1HU

Consideration was given to the tree survey, photographs, and plan regarding proposed tree works to be undertaken in the grounds of St Mary's Church. The recommended works

included the felling of one tree which was in a very poor condition, and the pruning of seven others. The Town Council had been consulted as the trees were situated in the Swanage Conservation Area.

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

That the Town Council has no objection to the tree works as set out in the schedule of works dated 10th November 2023.

Councillor Harris returned to the Meeting.

Consultation

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

a) Dorset Council (DC) – Purbeck Local Plan (PLP) (2018-2034) Supplementary Proposed Main Modifications Consultation

It was reported that DC was consulting on supplementary proposed Main Modifications to the PLP (2018-2034). It was explained that these modifications were necessary to address planning issues of soundness, and for compliance with legislation relating to the local plan making process.

Consideration was given to DC's consolidated schedule of Main Modifications to the PLP dated November 2023, comprising proposed Main Modifications, further proposed Main Modifications, and supplementary proposed Main Modifications (SMM). DC was only seeking comments on the novel revisions presented in the SMM. Committee Members had reviewed the additions and deletions made in the SMM, and wished it to be noted that they had no further comments to make.

Following the discussion, Members reiterated their complete disappointment, and frustration, regarding the timescale of the turnaround of the submitted PLP 2018-2034.

6) Dorset Council (DC) – The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022 – consideration of areas of land in Swanage to be put forward for DC's review of the PSPO in 2024

Further to Minute Nos. 5) and 3) of the Planning and Consultation Committee Meetings held on 6th March 2023 and 5th June 2023 respectively, consideration was given to a list of areas of land in Swanage that the Town Council would wish to protect by The Dorset Open Land Anti-social Behaviour Related PSPO. As previously reported, DC would be considering requests to include further areas of land in the PSPO in 2024 (the existing PSPO would expire in June 2025).

During the discussion it was agreed that the following list of areas would now be put forward to DC for consideration during its review of the PSPO:-

- Herston Community Field (Former St Mark's Playing Fields)
- King George's Playing Fields
- Day's Park
- Prince Albert Gardens
- Peveril Point and The Downs Local Nature Reserve
- Herston Village Green
- Sandpit and Weather Station Fields
- Recreation Ground
- The two SANG sites (Suitable Alternative Natural Greenspace) in Northbrook Road/Washpond Lane

7) Items of Information and Matters for Forthcoming Agendas

- a) Dorset Council – Eastern Area Planning Committee** - it was reported that the following planning applications would be considered by the Eastern Area Planning Committee at its next meeting being held on 6th December 2023:-
- i) P/FUL/2023/03413 23 De Moulham Road – Demolition of dwelling and erection of four dwellings.
 - ii) P/FUL/2023/04646 Cefyn Bryn, 3 Ballard Estate - Demolition of existing single storey dwelling and erection of new single storey dwelling.

It was confirmed that a Member of the Town Council’s Planning and Consultation Committee would be attending the meeting to present the Council’s concerns regarding these applications (as set out in the Minutes of the Committee Meetings held on 11th September 2023, and 6th November 2023).

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 8th January 2024.

The meeting closed at 8.25 p.m.
