

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 8th JANUARY 2024** at **6.30 p.m.**

Chairman: -

Councillor A Harris

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor C Moreton

Councillor N Rogers

Swanage Town Council – from 6.35 p.m.

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

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

Public Participation Time

There were no matters raised.

Councillor Rogers joined the Meeting at 6.35 p.m.

1) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Bonfield and 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

P/FUL/2023/07257

Durlston Wall, 3 Belle Vue Road, Swanage, BH19 2HP

Erect replacement dwelling.

OBSERVATION: No objection in principle to the redevelopment of the property, subject to adherence to Dorset Council's Coastal Risk Management Officer's report and recommendations.

P/FUL/2023/07338

White Horse Inn, 11 High Street, Swanage, BH19 2LP

Demolition of single garage, and proposed extension and refurbishment, to provide a newly arranged ground floor pub and restaurant, and eight new residential dwellings.

OBSERVATION: No objection in principle to the redevelopment of the property/site, subject to adherence to the Design and Conservation Officer's, and Building Control Team's, reports and recommendations.

P/LBC/2023/07339
LISTED

Listed Building Consent

White Horse Inn, 11 High Street, Swanage, BH19 2LP

Demolition of single garage, and proposed extension and refurbishment, to provide a newly arranged ground floor pub and restaurant, and eight new residential dwellings.

OBSERVATION: No objection in principle to the redevelopment of the property/site, subject to adherence to the Design and Conservation Officer's, and Building Control Team's, reports and recommendations.

P/PPRD/2023/07381

White Horse Inn, 11 High Street, Swanage, BH19 2LP

Demolition of single garage.

OBSERVATION: No objection in principle to the redevelopment of the property/garage/site (related planning application no's. P/FUL/2023/07338, P/LBC/2023/07339, and P/PPRD/2023/07381), subject to adherence to the Design and Conservation Officer's, and Building Control Team's, reports and recommendations.

P/FUL/2023/07445

164 High Street, Swanage, BH19 2PD

Yard racking for storage of materials. (Cantilever and pallet racking).

OBSERVATION: Recommend refusal, this application needs to be considered in conjunction with planning application P/FUL/2023/06658 to fully appreciate the impact that both proposals will have as a whole on the surrounding area and neighbouring properties. The Town Council's concerns are as follows:-

Potential adverse impact on neighbour amenity – the height, size and style of the proposed racking is considered to be overbearing, intrusive to neighbouring properties, and dominates the property and garden next door.

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 racking/structure is considered to be an inappropriate and inconsiderate addition to the property, not suitable in the midst of a residential area, the appearance and height of which would also 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.

Attention is also drawn to the Town Council's concerns raised regarding related planning application no. P/FUL/2023/06658.

P/HOU/2023/06683

20 Manwell Road, Swanage, BH19 2QD

Loft conversion with dormer and balcony.

OBSERVATION: No objection.

P/HOU/2023/07069

14 Anglebury Avenue, Swanage, BH19 1QP

Raise ridge, and increase height of extension. Addition of two dormers, and loft conversion. Dropped kerb extension, and parking space.

OBSERVATION: No objection.

- P/HOU/2023/07398 **263 High Street, Swanage, BH19 2NQ**
Proposed alterations to existing roof conversion, including rear facing dormer window. Ground floor rear extension to kitchen, and internal alterations. New front bay window.
OBSERVATION: No objection.
- P/HOU/2023/07466 **Sentry Bungalow, Sentry Road, Swanage, BH19 2AG**
Alterations to windows and doors, and new timber cladding.
OBSERVATION: No objection.
- P/HOU/2023/07532 **Punfield, 15 Ballard Estate, Swanage, BH19 1QZ**
Extend bedroom into existing garage.
OBSERVATION: No objection.

For information only

- P/CLP/2023/07453 **Certificate of Lawful Use Proposed**
64 Cauldron Barn Road, Swanage, BH19 1QF
Single storey rear extension, Juliet balcony to rear existing dormer, two rooflights to front elevation, and internal remodelling.

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

There were no matters raised.

Licensing

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

a) Mr W Rudge - Fonc Lounge (was The Club), 1 High Street, Swanage, BH19 2LN – application to vary a premises licence under the Licensing Act 2003

It was reported that this existing, licensed business had recently had a change of ownership, and an application to vary the premises licence had been submitted, which included risk assessments for special events, door supervisor arrangements, change of layout of the premises, and opening hours.

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

It was proposed by Councillor Moreton, seconded by Councillor Whitwam and RESOLVED UNANIMOUSLY:-

OBSERVATION: No objection under the four licensing objectives.

Neighbourhood Planning

6) Matters arising from Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 8th December 2023

There were no matters arising.

7) Items of Information and Matters for Forthcoming Agendas

- a) Dorset Council News – Residents' Magazine Survey – closing date for responses: 31st January 2024** – it was reported that details of this survey would also be posted on the Town Council's website and Facebook page.

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 5th February 2024.

The meeting closed at 7.45 p.m.
