

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 5th FEBRUARY 2024** 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 C Moreton

Swanage Town Council

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 no members of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

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

There were no declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

P/ADV/2023/07264

Retrospective application

8 Institute Road, Swanage, BH19 1BX

Replacement illuminated signage to existing bakery/café.

OBSERVATION: No objection.

P/FUL/2023/06979

Retrospective application

8 Institute Road, Swanage, BH19 1BX

Replacement shopfront to existing bakery/café.

OBSERVATION: Recommend refusal. The Town Council feels that this is a cynical move to apply for retrospective planning approval as a deliberate method, undermining local democracy, and a vulnerable building (being one of the oldest in the town centre), and its setting within the Swanage Conservation Area (SCA). Major concerns are held by the Council regarding the continued loss of character and traditional historic detail in the town centre through redevelopment, which is ripping the

character and heritage out of the SCA, and strongly objects to the removal of yet another historic, double bay, shop frontage, which should never have been removed prior to planning permission having been obtained.

In addition to the above concerns, despite the radical change to the shopfront, with its new tri-folding doors/entrance door, the entrance to the property fails to be accessible.

If officers are minded to approve the proposal as submitted then a request is made for the application to be referred to the Eastern Area Planning Committee for careful consideration at a future EAPC 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 impact that this proposal has had on the SCA and the town centre area. The materials used, and modern design, of the new shopfront being more akin to the likes seen in a shopping centre, not a historic town centre. Any approved redevelopment/replacement shop frontage should be completed sensitively, and be more in keeping with the heritage/architecture of the surrounding Victorian, Edwardian and Art Deco buildings in the town centre/SCA.

The Council would also like to draw attention to its original report made to the Planning Enforcement Team on 25th January 2023 when it noticed that works had commenced to this shopfront, and to its representation to the Head of Planning dated 7th February 2023, copies of which will be submitted to Dorset Council with these comments.

P/ADV/2023/07221

Funworld, 1-11 Shore Road, Swanage, BH19 1LA

Display illuminated fascia signage.

OBSERVATION: The Town Council has no objection to new signage in principle, however, concerns are held regarding the proposal as submitted, namely the size, and number, of proposed internally illuminated signs, which does nothing to enhance the character and appearance of the building or its setting within the Swanage Conservation Area. The property has the longest shop frontage in the town centre, and is in an extremely prominent position on the seafront. The Council feels that there is adequate existing lighting, inside and outside of the premises, which alerts members of the public to the fact that this is an amusement arcade. The Council feels that the size and scale of the proposed illuminated signage is not appropriate in this area.

The Council is in support of the Design and Conservation Officer's (DCO) report and recommendations, and recommends that any approved proposal should be subject to adherence to the DCO's recommendations.

Although not a material planning consideration, comments are also made that the applicant needs to be made aware of the De Moulham Trust covenants that are extant on this property.

P/ADV/2024/00322

29 Station Road, Swanage, BH19 1AD

Replace and relocate 1no. projecting signage with new 500mm. Retain existing brackets. Existing projecting sign brackets to be painted in blue to match new fascia. Replace 1no. fascia and 1no. logo with 1no. new blue fascia & 1no. new 385mm logo height.

Logo to be externally illuminated. Replace trough light with new, colour to match dark blue fascia. Replace 1no. ATM surround and decals with new. Replace statutory signage with new. Replace safety manifestation with new. Decorate window frames and rendered columns.

OBSERVATION: No objection.

P/FUL/2023/07343

Rear of 37 Station Road, Swanage, BH19 1AD

To fit sliding door and a balcony. Brick up a doorway, and change a double door to a single.

OBSERVATION: No objection.

P/FUL/2023/07445

Retrospective application

Reconsultation – amended plans

164 High Street, Swanage, BH19 2PD

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

OBSERVATION: Recommend refusal, the minor amendments made to the proposal do nothing to mitigate the Town Council's original concerns regarding this application, which needs to be considered in conjunction with planning application Nos. P/FUL/2023/06658 and P/FUL/2024/00270 to fully appreciate the impact that all three proposals will have as a whole on the surrounding area and neighbouring properties. The 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.

However, if officers are minded to approve the proposal as submitted then a request is made for the application to be referred to the Eastern Area Planning Committee for careful consideration at a future EAPC 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 adverse impact that these three proposals would have on the character of the area, and on neighbouring properties/neighbour amenity.

Attention is also drawn to the Town Council's concerns raised regarding related planning application nos. P/FUL/2023/06658, and P/FUL/2024/00270.

P/FUL/2024/00270

Retrospective application

164 High Street, Swanage, BH19 2PD

Regularise usage of timber storage unit in north east corner of yard.

OBSERVATION: Recommend refusal, the Town Council's concerns regarding this application are as follows, and need to be considered in conjunction with planning application Nos. P/FUL/2023/06658 and P/FUL/2023/07445 to fully appreciate the impact that all three proposals will have as a whole on the surrounding area and neighbouring properties.

Potential adverse impact on neighbour amenity – the height, size and style of the proposed storage unit is considered to be overbearing, intrusive to neighbouring residential properties, and would have an adverse impact on 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 storage unit 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.

However, if officers are minded to approve the proposal as submitted then a request is made for the application to be referred to the Eastern Area Planning Committee for careful consideration at a future EAPC 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 adverse impact that these three proposals would have on the character of the area, and on neighbouring properties/neighbour amenity.

Attention is also drawn to the Town Council's concerns raised regarding related planning application nos. P/FUL/2023/06658, and P/FUL/2023/07445.

P/HOU/2023/07395

4 Sunridge Close, Swanage, BH19 2BW

Two single storey front extensions. Alteration to 2no flat roofs, and insert roof lanterns. Alteration to rear fenestration, alteration to front roof, and change from tiles to slates.

OBSERVATION: No objection.

P/VOC/2024/00384

Variation of Condition

23 De Moulham Road, Swanage, BH19 1NS

Demolition of dwelling and erection of four dwellings (without compliance with Condition 2 of approved planning application P/FUL/2023/03413) to alter the permitted scheme in order to enhance the proposed design. This includes:

- The expansion of openings on the elevation fronting De Moulham Road, in order to increase the amount of natural light that the properties will receive;
- For Plots 1 and 3, a Juliet balcony to be provided on the second floor on the elevation facing De Moulham Road;
- Revised balcony treatment on the first floor facing De Moulham Road;
- The addition of a band of stone on the northern elevation of Plot 4, therefore providing a visual break in the proposed render; and

- The repositioning of Plots 3 and 4 to the south to reduce any perceived impact on 25 De Moulham Road to the north.

OBSERVATION: No objection. However, the Committee expresses its disappointment that the developer has submitted an application for amendments to the scheme/Condition 2 of approved planning application P/FUL/2023/03413 so soon after approval for the development has been obtained.

- 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) **Miss P Parsons – Burnt Toast Café, 8 Kings Road East, Swanage, BH19 1ES – application for a premises licence to be granted under the Licensing Act 2003**

It was reported that this was a new café business which, when it opened, would be serving mostly breakfast and brunch, and would open some evenings for special events/'themed' evenings. The owners proposed to serve a variety of drinks and had therefore made an application for a premises licence to permit the sale of alcohol with meals, and the retail sale of alcoholic drinks from local breweries/manufacturers, which would enhance the offering of the new business. The proposed change of layout of the premises was noted, which had previously been used by a retail business.

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

It was proposed by Councillor Bonfield, seconded by Councillor Moreton and

RESOLVED UNANIMOUSLY:-

OBSERVATION: No objection under the four licensing objectives.

- 6) **Items of Information and Matters for Forthcoming Agendas**

There were no matters raised.

- 7) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 4th March 2024.

A discussion was held regarding the May meeting which had been scheduled for 8th May, which would be before the Annual Council Meeting scheduled for 13th May 2024 (following the upcoming elections on 2nd May), when the new members of the Committee would be appointed for 2024/25. It was therefore agreed that this meeting should be rescheduled to Monday 29th April 2024.

The meeting closed at 7.50 p.m.
