

Agenda Item No. 3) Plans for consideration - Non Delegated Applications

Planning application no. 6/2017/0713 Land west of Northbrook Road, Swanage – Councillors Finch and Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being Members of Purbeck District Council’s Planning Committee. It was deemed likely that the application would be considered at a future Planning Committee Meeting.

Agenda Item No. 3) Plans for consideration - Delegated Applications

Planning application no. 6/2018/0011 Longdown, 27 Burlington Road, Swanage, BH19 1LT - Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a Member of Purbeck District Council’s Planning Committee. It was deemed possible that the application would be considered at a future Planning Committee Meeting.

Planning application no. 6/2018/0011 Longdown, 27 Burlington Road, Swanage, BH19 1LT – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the owners of a nearby property.

Planning application 6/2018/0048 12 Newton Road, Swanage, BH19 2DZ – Councillor Harris declared a non-pecuniary interest under the Code of Conduct by reason of being the freeholder of a nearby property.

Agenda Item No. 6) Items of Information and Matters for Forthcoming Agendas

a) Notice of hearing - Loud Sound Events Ltd, Lulworth Castle & Grounds, East Lulworth, BH20 5QS – application to vary a premises licence under section 34 of the Licensing Act 2003 - outcome of hearing on 22nd January 2018 – Councillors Morris and Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being Members of Purbeck District Council’s Licensing Committee.

There were no other declarations to record on this occasion.

Planning

3) Plans for consideration

Non Delegated Applications

Further to their declarations of interest under Minute No. 2), Councillors Finch and Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

- * 6/2017/0713 **Land West of Northbrook Road, Swanage**
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.
Barratt Homes, Mr Redout, Mr Roderick & Mrs Farr
OBSERVATION: The Committee has no objection in principle to development of the site for new homes. However, it has significant concerns in relation to the following aspects of this application which must be addressed as part of any approved scheme:-
- **Road safety/traffic generation** – concerns are expressed that the additional traffic generated as part of this scheme will exacerbate existing road safety issues, in particular outside St Mary’s RC Primary School, and in Washpond Lane, near to the junction with Northbrook Road. There is currently no footpath for pedestrians, no street lights, and the speed limit in the lane is 60mph. Safety concerns are also highlighted regarding children walking along the lane and Northbrook Road to/from the primary school, the poor visibility for road users exiting Washpond Lane into Northbrook Road, and traffic congestion seen around the school during drop off/pick up times. Attention is drawn to the following policies in the adopted Swanage Local Plan (SLP):

Paragraph 144 - ‘The main infrastructure requirements for the proposed settlement extensions will be the provision of appropriate heathland mitigation, provision of improvements to the local highway network where appropriate, and the provision of any additional site specific infrastructure as may be identified through the planning application process. The timing of infrastructure provision will be agreed through a S106 agreement as part of the planning applications for the settlement extension sites.’

Policy SS – ‘The development should provide safe and sustainable access to local facilities, particularly for pedestrians, cyclists and public transport users. It should also provide improvement to the local highway network where appropriate, for example the Washpond Lane/Northbrook Road junction.’

Paragraph 162 – ‘Detailed assessment of the traffic impacts of development will be undertaken through the planning application process. Officers at Dorset County Council will work with developers to ensure that the potential for any negative traffic impacts arising from development are minimised.’

The Committee therefore recommends that any infrastructure improvements should take place prior to commencement of the development, and that a Section 106 Agreement should be implemented as a condition of any approved plan.

- **Number of proposed new homes** - potential adverse impact on neighbour amenity, overlooking, and loss of privacy. Attention is again drawn to the SLP as follows:

Paragraph 160 – ‘This area relates well to the northern part of the town and the site offers potential for the delivery of approximately 90 units. The development should look to deliver higher density housing within the central part of the site, with lower densities along the rural fringes.’

Policy SS - ‘Developers should ensure that development at settlement extensions should achieve an appropriate balance in maximising the opportunity to provide housing, whilst minimising negative landscape impact on and, where possible, enhancing the AONB.’

The Committee therefore recommends that consideration is given to lower density housing not just on the ‘rural fringe’ but also where the site adjoins existing development.

– **Lack of use of traditional/local materials** - where using brick this should be Swanage brick, and increase use of Purbeck Stone – Purbeck Local Plan Policy 8.15 Design.

- **Drainage** - adequacy of drainage proposed for this site.

The Committee also wished it to be noted that it felt that the three proposed development sites in Northbrook Road, which are in close proximity to each other and could potentially provide up to 181 new dwellings, should have been considered by the District Council together, particularly in view of the potential impact on infrastructure, the environment and local amenities/facilities. It was felt that the developers should be encouraged to liaise/engage with one another and the Local Planning Authority.

At 7.25 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to leave the meeting.

Delegated Applications

Further to Standing Order No. 12) a) viii, it was proposed by the Chairman and AGREED:
That Items 6. and 7. on the Plans for Consideration List be brought forward to Items 2. and 3.

Further to his declaration of interest under Minute No. 2), Councillor Whitwam remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

Further to her declarations of interest under Minute No. 2), Councillor Harris left the room during consideration of the following two items. In the absence of the Committee Chairman, it was agreed that the Town Mayor, Councillor Bonfield, would assume the Chair during consideration of the items.

At 7.40 p.m. the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow members of the public to speak about, and respond to questions relevant to, the following planning application.

6/2018/0011 **Longdown, 27 Burlington Road, Swanage, BH19 1LT**

Outline planning permission to demolish existing dwelling and replace with new ancillary building to existing hotel.

Messrs Puddepha

OBSERVATION: Recommend refusal. Although the Committee has no objection in principle to redevelopment of the site, it does object to this application for the following reasons, many of which have also been raised by nearby residents:

- Potential adverse impact on neighbour amenity, overlooking, and loss of privacy.
- Concerns expressed regarding noise, disturbance, smells and fumes, resulting from proposed use (swimming pool and a variety of leisure facilities), including hours of operation.
- Overdevelopment/inappropriate scale of the proposed two storey building, which would be replacing a small existing bungalow, and comments made that change of use, and design of the proposed building, was not in accordance with the Townscape Character Appraisal for the area, the Purbeck District Design Guide, or PLP1 Policies D – Design, and LHH – Landscape, Historic Environment and Heritage.
- Concerns regarding coastal stability/erosion, the weight of the proposed building and the excavation/groundworks required to install a swimming pool in close proximity to a cliff edge, which has been the subject of previous stabilisation works.
- Concerns regarding surface water drainage/increased flood risk.

6/2018/0048 **12 Newton Road, Swanage, BH19 2DZ**

Install three Juliet balconies, and form hard standing parking area with associated access.

Mr Turner

OBSERVATION: Recommend refusal. Concerns are raised regarding highway/pedestrian safety, vehicular access to/from the proposed parking area would be off of a steep road/across a sloping public footway. There is insufficient space to park a vehicle at right-angles to the property, and it would appear that a vehicle parked parallel to the street would impede access to one of the proposed flats.

The Committee would also wish to express its concern regarding the loss of enclosure, and continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone wall at the front of the property, and would wish to see the wall retained as part of any approved scheme. Removal of the wall would have an adverse impact on the street scene and fail to conserve the positive contribution it makes to the architectural character and appearance of the property.

- 6/2017/0672 **Clare House, 1 Park Road, Swanage, BH19 2AA**
Change of use from Bed and Breakfast to single dwelling.
Mr Power
OBSERVATION: No objection. However, the Committee would wish to express its regret at the loss of holiday accommodation for the town.
- * 6/2017/0728 **4 Rabling Lane, Swanage, BH19 1EQ**
Alterations to create habitable first floor space including raising the roof height, insertion of rooflights and dormer window. Alterations to porch.
Mr Ridgely
(Deferred from 8th January 2018 Meeting.)
OBSERVATION: No objection.
- 6/2017/0730 **Willow, 51A Queens Road, Swanage, BH19 2EN**
Remove car port and erect single storey side extension with rooflights.
Mrs Pastana Young
OBSERVATION: No objection. However, the Committee would wish to express its concern regarding the continued loss of character and traditional historic detail in the town through redevelopment, namely the existing Purbeck Stone walls to the side and the front of the property, and would wish to see the walls retained as part of any approved scheme. Removal of the walls would have an adverse impact on the street scene and character of the area, the property being situated in very close proximity to the Swanage Conservation Area, and also to a Listed Building.
- 6/2017/0737 **19 Institute Road, Swanage, BH19 1BU**
Alterations to windows and doors to front and rear elevations.
Miss Wilson
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's recommendation to amend the proposal, by extending the transom and adding a stallriser to the shopfront, to improve the design and appearance of the building, which will have a positive effect on the street scene, the property being situated within the Swanage Conservation Area.
- 6/2018/0051 **89 Kings Road West, Swanage, BH19 1HN**
Sub-divide the plot, making two plots, one to include the house, and one to include the studio.
Mr Joyce
OBSERVATION: Defer for consideration at a future meeting. The Committee wishes to seek further information, and neighbour consultation remains open until 21st February 2018.
- # 6/2018/0054 **Retrospective application**
Plot 86, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS

Erect decking. (Retrospective)

Darwin (Swanage Bay View) 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.

6/2018/0056

Retrospective application

Plot 62, Swanage Bay View Holiday Park, Panorama Road, Swanage, BH19 2QS

Erect decking. (Retrospective)

Darwin (Swanage Bay View) 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.

Appeal Information

6/2017/0409

Appeal Reference Number APP/B1225/W/17/3188906

Tidestar, 46-48 High Street, Swanage, BH19 2NX

Variation of condition of planning permission 6/2016/0040 (Demolish existing shop units and garage/storage units. Erect classic car showroom, to shop units and 7 flats) condition 5 to change the approved sliding sash windows to Colonial cottage top hung.

Mr Marc Levy

An appeal had been made to the Secretary of State against the decision of Purbeck District Council to refuse to grant planning permission. Appeal start date 10th January 2018. The appeal would be determined on the basis of written representations. The procedure to be followed was set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 (as amended).

All representations made to the District Council on the application had been forwarded to the Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal. If anyone wished to make comments, or modify/withdraw their previous representation, they could do so on the Planning Portal at www.planningportal.gov.uk/pes or by email to West2@pins.gsi.gov.uk

OBSERVATION: The Committee noted the appeal details, and no further action was required.

Items for information only

Non-material amendments

6/2017/0704

Marine Villas, High Street, Swanage, BH19 2AP

Non material amendment to planning permission 6/2016/0317

(Refurbishment, extension and internal alterations to Marine Villas to improve information, exhibition, interpretation, shop, cafe and educational facilities) to amend roofing material.

Swanage Pier Trust

6/2018/0023 **125 Victoria Avenue, Swanage, BH19 1BA**
Non material amendment to planning permission 6/2016/0434 (sever land and erect a detached dwelling; form new vehicular access) to install two Velux roof lights in west elevation.
Mr Wright

Certificates of Lawfulness

6/2018/0018 **4 Sentry Road, Swanage, BH19 2AG**
Use of building for B1(c) Light Industrial - Certificate of Lawfulness.
(Existing)
Mr Nicholson

6/2018/0024 **Durlston Barns, Southcliffe Road, Swanage, BH19 2JG**
Use of barns for mixed use B1, B2, B8 and C3, and use of outside areas for use B8 - Certificate of Lawfulness. (Existing)
Mr Brown

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

a) Opportunity to raise any matters of concern

There were no matters raised.

b) Durlston Country Park, Lighthouse Road, Swanage, BH19 2JL – tree work as specified in submitted coppicing and pruning schedule, and felling schedule – TWA/2018/002

Committee Members had reviewed the details of the extensive tree works being undertaken at Durlston Country Park, which were noted. The District Council's Tree Officer would be visiting the site to assess the works, and Members agreed that no further action was therefore required.

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

a) Second Home Ownership – Notification of survey being undertaken by Cromer Town Council, Norfolk

It was reported that Cromer Town Council was looking to address concerns arising from the growth in second home ownership (locally and nationally) and its impact upon residents. The Council, supported by the National Association of Local Councils, would be submitting a proposal for legislative change to enable better funding for services provided to permanent residents in areas with a particularly high proportion of second and holiday homes. The Council had created an 'Impact of Second Homes Survey' and had circulated this to local councils for completion to inform its proposals.

Following a discussion regarding survey content, Members were in agreement that it would be difficult to answer the survey questions during the meeting as further research needed to be undertaken. In view of the fact that the response deadline for the survey was 7th February 2018, it was therefore proposed by Councillor Bonfield, seconded by Councillor Green and RESOLVED UNANIMOUSLY:-

That delegated authority be granted to Councillor Harris and officers to undertake the necessary research to be able to complete the survey, and submit the responses to Cromer Town Council by 7th February 2018.

6) Items of Information and Matters for Forthcoming Agendas

Further to their declarations of interest under Minute No. 2), Councillors Morris and Whitwam stayed in the room during consideration of the following item, but did not take part in any discussion.

- a) **Licensing Act 2003 – Loud Sound Events Ltd, Lulworth Castle & Grounds, East Lulworth, BH20 5QS – application to vary a premises licence under section 34 of the Licensing Act 2003 - outcome of hearing on 22nd January 2018** – further to Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 8th January 2018, it was reported that, at the hearing on 22nd January 2018, the application to vary the premises licence had been approved, subject to conditions. Formal notification of the decision would be received in due course.
- b) **Purbeck Local Plan Review – New homes for Purbeck consultation** – it was reported that the consultation would run from 29th January to 12th March 2018, and would be on the agenda of the next meeting for consideration of the Town Council's response.

7) Date of next Meeting

The date of the next meeting had been scheduled for Monday 5th March 2018 at 6.30 p.m.

The meeting closed at 8.35 p.m.
