

Minutes of the Meeting of the **NEWTON GRANGE**
WORKING GROUP held at the **Town Hall** on
Friday, 22nd September 2006 at 2.15 p.m.

Present:-

Councillor G.M. Suttle – Chairman
Councillor Mrs C. Bartlett
Councillor Mrs A. Turner

Also in attendance:-

Mr A. Leeson	Town Clerk
Dr M. Ayres	Assistant Town Clerk
Mrs Z. Swan	Swan Country Homes
Mr S. Jenkins	Swan Country Homes

1) **Apologies**

There were no apologies to report.

2) **Newton Grange – Plans for Development**

Mr Jenkins provided an introduction to the recent history of the Newton Grange site and Swan Country Homes' development proposals. Since the initial planning application had been withdrawn earlier in the year the density of the development had been lessened and a secondary access had been introduced from Newton Rise, following consultation with the Highway Authority. The latest plans included seven affordable homes, five for rent and two for shared ownership. The primary access to the site was still from Cow Lane, but the new planning application shows this closed at its junction with the High Street, again following the recommendation of the Highway Authority.

Mrs Swan stressed the importance of feedback from the Town Council and highlighted the positive environmental qualities of the scheme. The company also hoped that the development would contribute to a well-integrated community.

Further to Minute 49 of the Town Council's Monthly Meeting, held on 31st July 2006, the Town Mayor stated that the Town Council had expressed a preference to keep Cow Lane open at its junction with the High Street, but to restrict this to one-way, southbound. Concern had been expressed over the access of emergency vehicles and the Council was also desirous of preserving a direct route to the Swanage Bay View Holiday Park and land to the south. The difficulty of access along Steer Road and Gordon Road were also highlighted.

Mr Jenkins stressed that the current proposals had been drawn up following close consultation of the Highway Authority and the proposed landscaping had been designed to benefit pedestrian use of the lane. Mrs Swan noted that there had been no objections to the closure of the lane as a result of the original planning application. She stated that emergency access could be catered for in the blocking-off arrangements.

The importance of access from Newton Rise was questioned and it was stated that the access road had been kept as narrow as possible to keep traffic to a minimum.

After further discussion it was AGREED:

That the Town Clerk will contact the Highway Authority to ascertain their view on Cow Lane being made one-way, and that the current planning application be placed before Town Councillors to canvass their views.

The Town Mayor stated that the Town Council had also criticised the location of the affordable housing within the scheme. Mr Jenkins stated that Swan Country Homes had consulted the planning authority on this. The responsibility for maintaining the ponds and green areas was also questioned and it was noted that separate management companies would be established for each area.

Returning to the question of Cow Lane, Mr Jenkins stated that it was the intention of Swan Country Homes to improve Cow Lane with appropriate landscaping and planting and then return it to the Town Council. It was explained that it had been included in the proposals because of the view of the Highway Authority that it should be closed. It was noted that further discussion between the Town Council and Swan Country Homes would be required over the question of future maintenance. Mrs Swan expressed a desire to have this question resolved prior to the commencement of the development.

The meeting closed at 2.50 p.m.