

Minutes of the SPECIAL MEETING of the
Swanage Town Council held at the Town Hall
on FRIDAY, 7th April 2006 at 9.30 a.m.

Present Councillor G M Suttle – Chairman
 Councillor C R Bright
 Councillor Mrs J Farrow
 Councillor Mrs C D Gainsborough
 Councillor M Hadley
 Councillor Mrs G A Marsh
 Councillor M W Pratt
 Councillor M A Tyrer

1. APOLOGIES Apologies for their inability to attend the Meeting were received from
 Councillors Mrs C A Bartlett and W S Trite.

The Chairman reminded members that the function of the Planning Committee is to form a view of each application on behalf of the town. This is then expressed as an observation to the Purbeck District Council.

Councillor C R Bright did not vote on, or propose, or second any of the motions on the following planning applications, by reason of being an elected member of the Purbeck District Council's Planning Board.

Under the Model Code of Conduct, Members declared a formal interest as Trustees of the De Moulham Trust in applications relating to the Trust.

2. PLANS The following submitted applications for permission to develop were
 considered.

Plan No **Applicant, Proposal, Site, & Observation.**

**Non-Delegated
Application**

6/2006/0081 **Welfare Dwelling Trust**
Change of use and erection of 14 new buildings to form self catering holiday accommodation including 63 flats, swimming pool and health club, landscaping and car parking.
Purbeck Centre, Northbrook Road, Swanage.
OBSERVATION: Refuse unanimously. The Town Council notes the reduction in the number of flats from the previous application. However the Council still considers that the proposals constitute gross overdevelopment of the site, and that the size and scale of the accommodation blocks are inappropriate in the context of the surrounding large open green areas, Days Park and the AONB.
The design of the buildings is bland, unattractive, out of character and should have incorporated the use of Purbeck Stone.
The Council would support the change of use to self-catering holiday accommodation of the former grammar school building as given consent under planning application 6/2001/0787 subject to conditions 4 and 5.
The Town Council strongly considers that there should be no development of the site without the implementation of the Northbrook Road/Ulwell Road highway improvement.

6/2006/0268

Summercon Ltd

Demolish existing house and garage. Erect 7 flats with associated parking.
7, Highcliffe Road, Swanage.

OBSERVATION: Refuse. Consider that the current building, which is visible from the bay, has character and is worthy of retention. Furthermore, its replacement by a larger undistinguished modern building would have a detrimental effect on the skyline of the town. Also consider that the vehicular ingress/egress into Ulwell Road is dangerous. Request a land stability and surface drainage report.

**Delegated
Application**

6/2006/0171

Goadsby & Harding (Residential) Ltd

Construct new shop front
12, Station Road, Swanage.

OBSERVATION: Approve.

6/2006/0178

LISTED

Mr & Mrs McDonnell

Relocate fire door and internal alterations.
Flat 5, Osborne House, Seymer Road, Swanage.

OBSERVATION: Approve.

6/2006/0182

Mr & Mrs Youngman

Insert dormer window
12, Bay Crescent, Swanage.

OBSERVATION: Approve.

6/2006/0187

LISTED

Punch Taverns

Replace timber beam with steel beam, strengthening joints.
The Anchor Inn, 30 – 32 High Street, Swanage.

OBSERVATION: Approve.

6/2006/0195

Mr & Mrs Innes

Erect detached double garage. Revised siting to Planning Permission
6/2005/0739.

20, Streche Road, Swanage.

OBSERVATION: Approve.

6/2006/0197

Mr Barker

Erect first floor rear extension.
14, Gannetts Park, Swanage.

OBSERVATION: Refuse. Consider overdevelopment, which would overlook neighbouring properties resulting in a loss of privacy.

- 6/2006/0200 **Mr Robinson**
Loft conversion and second storey rear extension to convert existing second storey flats into two maisonettes.
4 & 5, The Parade, Swanage.
OBSERVATION: Defer. The Town Council is concerned that this application is for a significantly larger extension than the one given consent under planning application 6/2005/0890.
- 6/2006/0202 **Mr Troy**
Roof alterations to create balcony and roof terrace behind existing parapet wall.
10, Park Road, Swanage.
OBSERVATION: Approve.
- 6/2006/0205 **Mr J Haiselden**
Alterations to rear dormer window to extend full width of roof.
75, Kings Road West, Swanage.
OBSERVATION: Approve.
- 6/2006/0206 **Mr S Norris**
Erect first floor side extension.
86, Priests Road, Swanage.
OBSERVATION: Defer. Concern expressed regarding the close proximity of the extension to, and the overlooking of, the neighbouring property. The Town Council understands that construction may have already commenced, and is concerned that this may not have been in accordance with building regulations.
- 6/2006/0211 **Mr Morgan**
Carry out alterations to convert first floor offices into three studio apartments.
52/54 Station Road, Swanage.
OBSERVATION: Approve.
- Councillor G M Suttle declared a personal and prejudicial interest in the following application under the Model Code of Conduct by reason of a business connection with the applicant and relinquished the Chair and left the Meeting during its consideration.
- Councillor Mrs C D Gainsborough assumed the Chair.
- 6/2006/0222 **Westfield Investments**
Erect block of five garages.
27, Rabling Road, Swanage.
OBSERVATION: Refuse. In the light of information received from the leaseholders of the adjoining block of flats, the Town Council considers that the proposed garages constitute overdevelopment of the site, resulting in a reduction of amenity space, and loss of privacy.

Councillor Mrs C D Gainsborough relinquished the Chair.

Councillor G M Suttle reassumed the Chair.

Councillor C R Bright declared a personal and prejudicial interest in the following application under the Model Code of Conduct by reason of a business connection with the applicant and left the Meeting during its consideration.

6/2006/0226 **Landopen Ltd**
(i) Use of land as a caravan site for residential use throughout the year.
(ii) Use of land as a caravan site for static holiday caravans throughout the year – Certificated of Lawful Use – Proposed.
Cauldron Barn Farm Caravan Park, Cauldron Barn Road, Swanage.
OBSERVATION: Defer for clarification of the length of time during the year when the caravan site has been used for residential use.

The following application was not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Swanage Bay Holiday Park is in the Council's ownership.

6/2006/0231 **Mr & Mrs Ward**
Erect timber decking.
Plot 237, Swanage Bay View Holiday Park, Swanage.

6/2006/0233 **Mr & Mrs Groves**
Erect two storey extension and loft conversion.
34, Rabling Road, Swanage.
OBSERVATION: Refuse. Consider that the extension's close proximity to the neighbouring property would result in overlooking, and a loss of light and privacy. The Town Council requests that this application is brought before the Purbeck District Council's Planning Board, and is the subject of a subsequent site visit.

6/2006/0243 **Mr & Mrs Craker**
Extend driveway and patio. Erect timber shed.
35, Jubilee Road, Swanage.
OBSERVATION: Refuse. Consider overdevelopment of the site.

6/2006/0253 **Mr P Wood**
Convert self contained flat into two self contained flats, internal alterations.
Flat over East Bar, Royal Victoria Apartments, High Street, Swanage.
OBSERVATION: Approve.

6/2006/0254
LISTED **Mr P Wood**
Convert self contained flat into two self contained flats, internal alterations.
Flat over East Bar, Royal Victoria Apartments, High Street, Swanage.
OBSERVATION: Approve. Subject to the approval of the Purbeck District Council's Conservation Officer

- 6/2006/0260 **Mr Luker**
 Erect pair of semi detached dwellings with associated parking, landscaping, fencing etc, form new vehicular access.
 Adj 2, Holmes Road, Swanage.
OBSERVATION: Refuse unanimously. Consider gross overdevelopment of the site. Further consider that the fence surrounding the property is visually intrusive, and request an investigation into its erection by the Purbeck District Council's Enforcement Officer.
- 6/2006/0266 **Mr A Roberts**
 Resiting of dormer window.
 Quayside Cottage, 2, Cliff Cottage, Swanage.
OBSERVATION: Approve.
- 6/2006/0267
 LISTED **Mr A Roberts**
 Resiting of dormer window.
 Quayside Cottage, 2, Cliff Cottage, Swanage.
OBSERVATION: Approve.
- 6/2006/0271 **Mr & Mrs Hobbs**
 Erect metal shed and timber chalet (Retrospective). Remove earth bank and erect supporting wall and erect timber shed.
 37B, Jubilee Road, Swanage.
OBSERVATION: Approve. Subject to a section 106 agreement to prevent residential use of the buildings.
- 6/2006/0272 **Mr & Mrs Hobbs**
 Change of Use – Lay hardstanding and station mobile home.
 37B, Jubilee Road, Swanage.
OBSERVATION: Refuse. Inappropriate residential use of a mobile home.
- 6/2006/0274 **Mrs Pestana**
 Erect two storey extension and make internal alterations to create two dwellings.
 53, Queens Road, Swanage.
OBSERVATION: Approve.
- 6/2006/0275 **Mr Witley**
 Erect two storey rear extension and single storey side extension, and erection of summer house.
 99, Bay Crescent, Swanage.
OBSERVATION: Approve. Subject to a section 106 agreement to prevent residential or commercial use of the summer house.

- 6/2006/0284 **Mr & Mrs Buck**
 Erect side conservatory and single storey side extension. Insert roof light.
 Erect porch extension.
 Tamarick, 1, Ballard Estate, Swanage.
OBSERVATION: Approve.
- 6/2006/0286 **Mr M Soley**
 Replacement windows on front elevation. Insert two velux windows on rear
 elevation.
 Flat C, 13, High Street, Swanage.
OBSERVATION: Approve.
- 6/2006/0287 **Mr M Soley**
 LISTED Replace two aluminium and one UPVC window with wooden framed
 windows on front elevation. Insert two velux windows on rear elevation.
 Flat C, 13, High Street, Swanage.
OBSERVATION: Approve. Subject to the velux windows being in
 sympathy with a listed building.

The Town Mayor left the meeting at this point.

In the absence of the Town Mayor, it was proposed by Councillor Hadley, seconded by Councillor Mrs Farrow and RESOLVED:-

That Councillor Bright assume the chair.

Councillor Bright assumed the chair.

3. EXCLUSION OF PRESS AND PUBLIC

Proposed by Councillor Bright, seconded by Councillor Mrs. Gainsborough, and RESOLVED UNANIMOUSLY:-

That, as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted, the public be excluded from the Meeting during consideration of the following matters.

4. SWANAGE TOWN COUNCIL (OFF-STREET PARKING PLACES) ORDER 2006

Following discussion at a meeting of the Car Parks Best Value Review Working Group, held on Wednesday 5th April 2006, the Town Clerk circulated a draft statement supporting the proposed Swanage Town Council (Off-Street Parking Places) Order 2006, It was questioned whether the issue should be discussed at such short notice. He stated that it was an urgent matter due to the time frame and procedure specified by Dorset County Council, and the need to commence the public consultation process as soon as possible. It was noted that it had been proposed by the Chairman of the Working Group that the matter be brought forward to today's meeting.

After further discussion it was proposed by Councillor Pratt and seconded by Councillor Mrs Gainsborough:

That this matter be discussed at today's meeting.

Upon being put to the meeting SIX members voted IN FAVOUR of the Proposition and ONE AGAINST, whereupon the Proposition was declared CARRIED.

Councillor Bright summarised the discussion at the meeting of the Car Parks Best Value Review Working Group, stating that Peveril Point Road had provoked the most discussion.

Councillor Mrs Marsh declared a personal interest under the Model Code of Conduct by reason of being a Member of the Mowlem Trust, remained in the Meeting, but did not vote on, propose, or second any motion.

Councillor Hadley declared a personal and prejudicial interest in a property on Peveril Point Road and left the meeting at this point.

Councillor Mrs Gainsborough enquired why the former shelter site on Shore Road had been included in the Order. The Town Clerk explained that this was to enable the Town Council to permit parking there on specific occasions and prevent parking there at other times. The inclusion of the Mowlem turning circle was also discussed and it was noted that the Mowlem trustees would be willing to manage that area, ensuring access to the beach for emergency vehicles and for beach cleaning.

The Clerk stated that the main issue for discussion was the proposal and recommendation of the Car Park Best Value Review Working Group that the charges for on-street parking along Peveril Point Road, as had been agreed by the Town Council in December 2004, be rescinded. After further discussion it was proposed by Councillor Tyrer, seconded by Councillor Mrs Farrow and RESOLVED:

That the recommendation of the Car Parks Best Value Review Working Group held on Wednesday 5th April 2006 to introduce double yellow lines on, Peveril Point Road and not to charge for parking in the designated area, be adopted.

It was FURTHER RESOLVED:-

That the Council's scale of charges be amended with the effect of rescinding the charges applicable to Peveril Point Road.

It was questioned whether this decision would affect Council policy in respect of potential new parking spaces resulting from the demolition of the former store on Peveril Point Road. However, Councillor Bright stated that this was a separate issue.

The Town Clerk then stated that the Council now had to decide whether to ratify the statement in support of the Swanage Town Council (Off –Street Parking Places) Order 2006 that had been circulated at the meeting. After further discussion it was proposed by Councillor Tyrer, seconded by Councillor Mrs Farrow and RESOLVED:

That the statement in support of the Town Council (Off –Street Parking Places) Order 2006 be ratified, following the deletion of the final sentence of paragraph three relating to proposed charges at Peveril Point Road.

The Meeting closed at 11.55 a.m.