

Minutes of the SPECIAL MEETING of the  
Swanage Town Council held at the Town Hall  
on FRIDAY, 11th August 2006 at 9.30 a.m.

Present                      Councillor M W Pratt - Chairman  
                                    Councillor B J Audley (from 10.05 a.m.)  
                                    Councillor Mrs C A Bartlett (from 9.35 a.m.)  
                                    Councillor Mrs J Farrow  
                                    Councillor Mrs G A Marsh  
                                    Councillor Mrs A Turner

In addition to Members of the Council and officers, six members of the public attended the Meeting.

**Public Participation Time**

- i)        A spokesperson for the Sea Court Action Group spoke against planning application 6/2006/0663 and requested that representations be made to Purbeck District Council calling for the application to be considered by the Planning Board.
- ii)      Concern was expressed on behalf of the occupier of 6A Court Road over the proposed development of 19, Princess Road, application no. 6/2006/0607.

**1. CHAIRMAN**

In the absence of the Town Mayor, Councillor Pratt assumed the chair.

- 2. APOLOGIES**        Apologies for their inability to attend the Meeting were received from Councillors G M Suttle, C. Bright, Mrs C Gainsborough, M. Hadley, W S Trite and M Tyrer.

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 Mrs G A Marsh 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.

- 3. PLANS**                The following submitted applications for permission to develop were considered.

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

Further to a request from a member of the public it was agreed that consideration of the following application be brought forward.

Councillor M W Pratt declared a personal interest in the following application under the Model Code of Conduct by reason of being a near neighbour of the proposed development and left the Meeting during its consideration.

In the absence of the Chairman it was proposed by Councillor Mrs Marsh, seconded by Councillor Mrs Turner and AGREED UNANIMOUSLY:

That Councillor Mrs Farrow assume the chair.

Councillor Mrs Farrow assumed the chair.

**Delegated  
Application**

11. 6/2006/0607            **Mr J Wright**  
Demolish existing works, erect one detached three bedroom house, one detached two bedroom house and one pair of semi-detached two bedroom houses; modify vehicular access.  
19, Princess Road, Swanage.  
**OBSERVATION:** Recommend refusal. Consider this to be gross overdevelopment of the site.

Councillor Mrs Farrow relinquished the chair.

Councillor M W Pratt reassumed the chair.

**Non - Delegated  
Applications**

1. 6//2006/0585            **Mr R G Froud**  
Redevelop site by erection of 1 shop and 4 residential units including re-roofing of numbers 44 and 48A (Renewal of PA 6/2001/0496).  
44, 46, 48 and 48A, High Street, Swanage.  
**OBSERVATION:** Recommend approval.
2. 6/2006/0614            **Mr R G Froud**  
LISTED                      Redevelop site by erection of 1 shop and 4 residential units including re-roofing of numbers 44 and 48A (Renewal of PA 6/1996/0551).  
44, 46, 48 and 48A, High Street, Swanage.  
**OBSERVATION:** Recommend approval.

3. 6/2006/0615      **Mr R G Froud**  
Demolish numbers 46 and 48 High Street and garages to rear (Renewal of CAC 6/2001/0498).  
44, 46, 48, 48A and garage block, High Street, Swanage.  
**OBSERVATION:** Recommend approval.
4. 6/2006/0587      **Mr Sparkes**  
Demolish existing buildings. Erect three-storey building to form 5 self contained flats, layout 5 car parking spaces; modify existing vehicular access (Revised scheme to PP 6/2005/0071).  
30, De Moulham Road, Swanage.  
**OBSERVATION:** Recommend approval.

**Delegated Applications**

Prior to the consideration of the following application, it was proposed by the Chairman, seconded by Councillor Mrs Bartlett and RESOLVED UNANIMOUSLY:

That Purbeck District Council be requested to consider this as a non-delegated application.

5. 6/2006/0663      **Studland Properties Limited**  
Convert existing building to five self-contained flats, erect a block of eight self-contained flats, layout parking at lower ground and ground floor levels, create new vehicular access. (Revised scheme – parking spaces – to PA 6/2005/0887).  
Sea Court, Taunton Road, Swanage.  
**OBSERVATION:** Recommend refusal. Concern expressed over highway safety relating to the increased parking at the north-west of the site, and request that this be the subject of an officers' report to the Planning Board. An objection was also raised on conservation grounds against the proposed loss of Purbeck stone wall along the north of the site.
6. 6/2006/0580      **Mr Storer**  
Change of use – site caravan for office and storage use, temporarily (Retrospective).  
Pier Head, High Street, Swanage.  
**OBSERVATION:** Recommend approval.

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 View Holiday Park is in the Council's ownership.

7. 6/2006/0582      **Mr Osborne**  
Erect extension to timber decking.  
Plot 167, Swanage Bay View Holiday Park, Swanage.

Councillor Mrs A Turner declared a personal interest in the following application under the Model Code of Conduct by reason of a business connection, and as this was a prejudicial interest left the Meeting during its consideration.

8. 6/2006/0591      **Miss Proctor**  
Retain building for temporary storage area for one year.  
18, Institute Road, Swanage.  
**OBSERVATION:** Recommend approval.
9. 6/2006/0600      **Mr Woolston**  
Extend first floor bathroom into new dormer window.  
14, Cecil Road, Swanage.  
**OBSERVATION:** Recommend approval.
10. 6/2006/0605      **New World Property Developments Ltd**  
Revised scheme to PP 6/2002/0799 (Demolish existing and erect block of 7 flats with associated car parking; form new vehicular access) replace 3 rooflights with 3 dormer windows at second floor level.  
2, Victoria Road, Swanage.  
**OBSERVATION:** Defer. Request a site visit to ensure no overlooking of neighbouring properties.
12. 6/2006/0624      **Mr Caddy**  
Erect rear conservatory.  
34, Hoburne Park, Swanage.  
**OBSERVATION:** Recommend approval.
13. 6/2006/0628      **Mr & Mrs Pope**  
Erect rear conservatory.  
Ashleigh, Southcliffe Road, Swanage.  
**OBSERVATION:** Recommend approval.
14. 6/2006/0635      **Mrs Willett**  
Erect garden shed at 1<sup>st</sup> floor decking level.  
1, Court Road, Swanage.  
**OBSERVATION:** Recommend refusal due to the inappropriate siting of the proposed structure.

15. 6/2006/0647      **Mr and Mrs I Mateer**  
Convert existing garage to an annexe and erect an attached garage.  
18, Russell Avenue, Swanage.  
**OBSERVATION:** Recommend approval.

Councillor Mrs A Turner declared a personal interest in the following application under the Model Code of Conduct by reason of a business connection, and as this was a prejudicial interest left the Meeting during its consideration.

16. 6/2006/0649      **Ms P A Collins**  
Demolish existing dwelling and erect a two storey dwelling with attached garage.  
10, Sunridge Close, Swanage.  
**OBSERVATION:** Recommend approval.

17. 6/2006/0651      **Jacci Pestanna**  
Erect single storey extension and make internal alterations to create two 2 bedroom flats.  
53, Queens Road, Swanage.  
**OBSERVATION:** Recommend approval.

18. 6/2006/0653      **Rev M Gallagher**  
Erect dormer window on N elevation and velux windows on S elevation to create bedroom. Erect garage on side and conservatory at rear.  
9, Manwell Road, Swanage.  
**OBSERVATION:** Recommend approval.

19. 6/2006/0656      **Mr J Curry**  
Erect a porch at rear.  
1, Boundary Close, Swanage.  
**OBSERVATION:** Recommend approval.

20. 6/2006/0657      **Mr M Hobson**  
Demolish the existing dwelling and erect three terraced houses and a block of three garages.  
6, Hill View Road, Swanage.  
**OBSERVATION:** Recommend refusal. Consider this proposal to be out of keeping with the existing street plan and that it constitutes gross overdevelopment. Concern also expressed over inadequate access to the site.

21. 6/2006/0662      **Mr J H Beasley and Mrs O M Beasley**  
Demolish two sheds, re-site existing summerhouse and erect a new shed.  
13, Priests Road, Swanage.  
**OBSERVATION:** Recommend approval.
22. 6/2006/0671      **Mr and Mrs Cooper**  
Remove existing garage and erect extensions at rear and side.  
25, Manwell Road, Swanage.  
**OBSERVATION:** Recommend approval.
23. 6/2006/0672      **Ms N Millington**  
Erect a garage.  
Adj. 43, Newton Manor Close, Swanage.  
**OBSERVATION:** Recommend refusal due to the loss of amenity space.
24. 6/2006/0675      **Ms L Clark**  
Erect extension at rear.  
5, Osmay Road, Swanage.  
**OBSERVATION:** Recommend approval.

#### **4. ITEMS OF INFORMATION AND MATTERS FOR FORTHCOMING AGENDAS**

Members were informed of the outcome of an appeal in relation to application no. 6/2005/1039, proposed development at Locarno Road (Land to rear of 128/132 High Street), Swanage. The appeal, against Purbeck District Council's decision to refuse planning permission, was dismissed.

The meeting closed at 10.35 a.m.