

Minutes of the SPECIAL MEETING of the  
Swanage Town Council held at the Town Hall  
on FRIDAY, 4th February 2005 at 9.30 a.m.

Present                      Councillor A H Miller – Chairman  
                                    Councillor H J F Agelink  
                                    Councillor Mrs C A Bartlett  
                                    Councillor C R Bright  
                                    Councillor Mrs J Farrow  
                                    Councillor Mrs H O'Donovan  
                                    Councillor M W Pratt  
                                    Councillor M A Tyrer  
                                    Councillor Mrs J D Wheeldon

1. **APOLOGIES**              Apologies for their inability to attend the Meeting were received from  
                                    Councillors Mrs C D Gainsborough, G M Suttle 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.

Councillors C R Bright and Mrs J. D. Wheeldon did not vote on, or propose, or second any of the motions on the following planning applications, by reason of being elected members 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**

- 6/2005/0005                      **Mr Hovey**  
                                    Erect four terraced cottages.  
                                    Land off Bell Street, Swanage.  
                                    **OBSERVATION:** Refuse. Consider overdevelopment of the site and  
                                    that the car parking facilities are inadequate. Concern expressed regarding  
                                    additional traffic using the narrow approach road.
- 6/2004/1161                      **Mr Williams**  
                                    Erect a terrace of four three-storey townhouses, one flat and two offices.  
                                    Builders Yard, 26A, Kings Road East, Swanage.  
                                    **OBSERVATION:** Approve.

6/2005/0071

**Mr Sparkes**

Demolish existing buildings. Erect three-storey building to form 5 self contained flats, layout 5 car parking spaces, modify existing vehicular access.

30, De Moulham Road, Swanage.

**OBSERVATION:** Refuse unanimously. Consider that the footprint of the proposed development is too large, and the building is too high. Concern expressed regarding the loss of trees and inadequate parking spaces. The Town Council has been informed that there is a live badger sett within the site.

**Delegated  
Application**

6/2004/1151

**Greenwood Estates**

Erect extension to Flat 2. Erect detached building to form refuse/bicycle storage, form new pedestrian access.

White Lodge, Grosvenor Road, Swanage.

**OBSERVATION:** Approve.

Councillor Mrs C A Bartlett declared a personal interest in the following three applications under the Model Code of Conduct by reason of being personally acquainted with the applicants and left the Meeting during their consideration.

6/2004/1153

**Mr Peach**

Demolish existing wall and rebuild with larger entrance doors.

1, Taunton Road, Swanage.

**OBSERVATION:** Approve.

Councillor Mrs J D Wheeldon declared a personal interest in the following application under the Model Code of Conduct by reason of being a friend of the applicant and left the Meeting during its consideration.

6/2005/0061

**Mr P Clark**

Erect single storey rear extension. (revised scheme to P.A.6/2004/0919).

24, Hillview Road, Swanage.

**OBSERVATION:** Approve.

**Amended  
Application**

6/2004/1099

**Mr M Jackson**

Erect replacement Double garage.

3, Newton Rise, Swanage.

**OBSERVATION:** Approve.

**Delegated  
Application**

6/2004/1163

**Mrs G Roberts**

Loft conversion, install roof light.

Cherry Trees, 8. Lighthouse Road, Swanage.

**OBSERVATION:** Approve.

6/2005/001           **Mr Turner**  
Erect dry stone wall to boundary at front of dwelling.  
Oldfeld, 10, Cauldron Meadows, Swanage.  
**OBSERVATION:** Approve.

6/2005/003.           **Mr Haw**  
Rebuild conservatory.  
Anvil Barn, Southcliffe Road, Swanage.  
**OBSERVATION:** Approve.

6/2005/004           **Mr & Mrs Stares**  
Erect rear conservatory.  
186, Kings Road West, Swanage.  
**OBSERVATION:** Approve.

Under the Model Code of Conduct, Members declared a formal interest in the following two applications as freeholders of the land.

Councillors C R Bright and Mrs J D Wheeldon declared a formal interest in the following two applications under the Model Code of Conduct by reason of being elected members of the Purbeck District Council's Planning Board and left the Meeting during their consideration.

6/2005/008           **Swanage Town Council**  
Relief from Condition on PA 303951(enabling the creation of 8 new plots)  
Swanage Bay View Holiday Park, Panorama Road, Swanage.  
**OBSERVATION:** Approve.

6/2005/009           **Swanage Town Council**  
Erect a CCTV pole and base.  
Sandpit Field, Victoria Avenue, Swanage.  
**OBSERVATION:** Approve.

6/2005/0012           **Mr & Mrs Morris**  
Demolish existing dwelling and erect 2 new detached two storey dwellings.  
4, Howard Road, Swanage.  
**OBSERVATION:** Approve.

6/2005/0014           **Mr Forte**  
Erect detached garage.  
Land Adj. 1, Rabling Lane, Swanage.  
**OBSERVATION:** Approve.

6/2005/0016           **Mr S Chadwick**  
Change of use from residential property to bed and breakfast.  
34, Victoria Avenue, Swanage.  
**OBSERVATION:** Approve.

6/2005/0017           **Mr S Chadwick**  
Erect external sign.  
34, Victoria Avenue, Swanage.  
**OBSERVATION:** Approve.

Under the Model Code of Conduct, Members declared a formal interest in the following application as freeholders of the land.

Councillors C R Bright and Mrs J D Wheeldon declared a formal interest in the following application under the Model Code of Conduct by reason of being elected members of the Purbeck District Council's Planning Board and left the Meeting during its consideration.

6/2005/0026           **Sita UK Ltd**  
Variation of condition to allow retention of civic amenity facility for a further 2 years.  
Swanage Tip, Panorama Road, Swanage.  
**OBSERVATION:** Approve.

6/2005/0031           **Mr & Mrs Taylor**  
Extend porch and erect extension, raise pitched roof.  
61, Hoburne Park, Swanage.  
**OBSERVATION:** Approve subject to adherence to the Purbeck District Council's standards regarding the layout of mobile home sites.

6/2005/0032           **The Royal Bank of Scotland**  
Replacement and lowering of external ATM.  
Natwest Bank, 2, Institute Road, Swanage.  
**OBSERVATION:** Approve.

6/2005/0033           **Mr & Mrs Sinclair Taylor**  
Demolish and rebuild garage. Alterations to existing doors and windows and internal alterations.  
Whitecliffe Manor, Swanage.  
**OBSERVATION:** Approve.

6/2005/0034  
LISTED               **Mr & Mrs Sinclair Taylor**  
Demolish and rebuild garage. Alterations to existing doors and windows and internal alterations.  
Whitecliffe Manor, Swanage.  
**OBSERVATION:** Approve.

6/2005/0043           **Mr Lucas**  
Erect five self contained flats – (revised scheme to PA 6/2004/0067)  
33, Rabling Road, Swanage.  
**OBSERVATION:** Refuse unanimously. Consider constitutes overdevelopment of the building and that the resulting bulk is overpowering, intrusive, and would overlook neighbouring properties. The Town Council requests an explanation regarding why the preliminary work to allow the construction of the additional flat has already taken place.

6/2005/0048           **Mr R Wood**  
Cliff faces stabilisation using stone gabions and anchors.  
30, Burlington Road, Swanage.  
**OBSERVATION:** Approve subject to a landscaping scheme in keeping  
with an area of outstanding natural beauty.

6/2005/0058           **Mr & Mrs Cousins**  
Erect first floor extension above existing garage.  
11, Hoburne Road, Swanage.  
**OBSERVATION:** Approve.

6/2005/0059           **Mr & Mrs Davey**  
Erect single storey extension to form bathroom.  
8, Bon Accord Road, Swanage.  
**OBSERVATION:** Approve.

6/2005/0066           **Mr Wayne**  
Erect timber summer house (retrospective).  
Ivy Cottage, Shore Road, Swanage.  
**OBSERVATION:** Approve.

Under the Model Code of Conduct, Members declared a formal interest in the following application  
as freeholders of the land

6/2005/0072           **Mr Chandler and Mrs Reynolds**  
Erect timber decking.  
96, Swanage Bay View, Panorama Road, Swanage.  
**OBSERVATION:** Approve subject to adherence to the Purbeck District  
Council's standards regarding the layout of mobile home sites.

6/2005/0073           **Mr R Johnson**  
Erect timber garage.  
16, Redcliffe Road, Swanage.  
**OBSERVATION:** Approve.

**Amended  
Application**

6/2004/1099           **Mr M Jackson**  
Erect replacement Double garage.  
3, Newton Rise, Swanage.  
**OBSERVATION:** Approve.

6/2004/1120           **Mr & Mrs Murray**  
Erect rear two storey extension and new tiled roof to garage.  
10, Hill Road, Swanage.  
**OBSERVATION:** Approve.

### **3. ROADS & RIGHTS OF WAY COMMITTEE SITE VISIT 15<sup>TH</sup> FEBRUARY 2005**

The Clerk reported on a letter received from Dorset County Council in respect of a site visit scheduled for Tuesday 15<sup>th</sup> February 2005.

The letter contained a request that an officer and a Town Councillor be nominated to attend the meeting in order to consider an alleged obstruction to the highway at Taunton Road.

It was proposed by Councillor Bright , seconded by Councillor Mrs Wheeldon and  
AGREED:-

That Councillor Mrs C Bartlett be appointed to act as the  
Town Council's nominated representative and attend the site  
visit with Mr C Makin.

### **4. TSUNAMI DISASTER**

The Clerk referred to a letter received from Mrs Enticknap seeking support for a suggested scheme to provide assistance to the victims of the Tsunami Disaster in Asia.

After a detailed discussion it was proposed by Councillor Bright, seconded by Councillor Mrs Wheeldon and UNANIMOUSLY AGREED:-

That the Clerk be instructed to write a formal response  
outlining support but noting regrettably the matter falls outside  
of the Council's remit and although not the correct  
organisation, it be suggested that there may be other  
organisations in the Town that would be able to assist.

### **5. SEAFRONT STABILISATION SCHEME**

The Town Mayor referred to the requirements to move the Seafront Stabilisation Scheme proposals forward and to undertake a formal public consultation exercise.

It was reported that Leisure Concepts had offered to prepare an options appraisal. Members noted the need to progress outline proposals and noted the professionalism of Leisure Concepts in regard to the recent Holiday Park Refurbishment Scheme. A number of general issues were raised concerning disabled access, possible access to an upper tier of the White House and the need to camouflage any new structural works. It was then proposed by Councillor Mrs Wheeldon, seconded by Councillor Mrs O'Donovan and AGREED:-

To appoint Leisure Concepts as design consultants to produce  
outline proposals for the Seafront Scheme for the purposes of  
public consultation.