

Minutes of the SPECIAL MEETING of the
Swanage Town Council held at the Town Hall
on FRIDAY, 5th November 2004 at 9.30 a.m.

Present Councillor A H Miller – Chairman
 Councillor H J F Agelink
 Councillors Mrs C A Bartlett,
 Councillor Mrs J Farrow
 Councillor Mrs C D Gainsborough
 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 C R Bright, Mrs H O'Donovan, 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.

Councillor 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**

6/2004/0945 **The Welfare Dwellings Trust**
Change of use and erection of 13 new buildings to form self catering holiday accommodation, including 103 flats, sports hall and health club. Landscaping and car parking
Purbeck Centre, Northbrook Road, Swanage.
OBSERVATION: Refuse unanimously. The Town Council 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 6/2003/1048 subject to conditions 4 and 5.
The Town Council considers that the applicants have failed to address the Local Plans, and that the Transport Assessment supporting the application is flawed, particularly in view of the evidence given by the Joseph Allnatt Centres regarding paragraphs 6 and 6.6.
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.

6/2004/0971 **Mr P Hayman**
Extend and convert existing bakery into 5 Class A3 Units on ground floor with 6 self contained flats above. Convert existing maisonette into 2 self contained flats.
6, Commercial Road/Kings Road East, Swanage.
OBSERVATION: Approve.

**Delegated
Application**

Councilor 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.

6/2004/0887 **Mr & Mrs C Schindler**
Conversion of existing double garage into annexe containing lounge, bathroom and bedroom, plus insertion of two rooflights.
4, Plantation Close, Swanage.
OBSERVATION: Refuse. Consider overdevelopment.

6/2004/0891 **Mr & Mrs Nix**
Erect rear conservatory.
23, Argyle Road, Swanage.
OBSERVATION: Approve.

6/2004/0919 **Mr Clark**
Erect single storey rear extension.
24, Hillview Road, Swanage.
OBSERVATION: Approve.

6/2004/0895 **Mr Murphy**
Alterations and extension to roof at second floor level to convert roof space to form high level seating area, 2 balconies and roof terrace. Insert new dormer window. Form terrace on ground floor.
11, Park Road, Swanage.
OBSERVATION: Defer. Concern expressed regarding the overlooking of neighbouring properties, as the property is on rising ground. Request a visit by the Planning Board of the Purbeck District Council.

6/2004/0897 **Ullwell Cottage Caravan Park**
Installation of gas compound and extend access road.
Ullwell Cottage Caravan Park, Darkie Lane, Swanage.
OBSERVATION: Approve.

6/2004/0904 **Mr & Mrs Walder**
Demolish gardener's shed.
Church Hill, Swanage.
OBSERVATION: Refuse. Consider that the gardener's shed is an important part of the street scene.

6/2004/0905 **Mr & Mrs Walder**
Erect two-storey detached dwelling with integral garage.
Church Hill, Swanage.
OBSERVATION: Refuse. Consider overdevelopment of the site.
The Town Council considers that this application should have been
non-delegated.

6/2004/0907 **Ms S Marshall**
LISTED
Install 3 new rear windows and 1 new rear door (retrospective).
395, High Street, Swanage.
OBSERVATION: Approve.

6/2004/0912 **Mr & Mrs Walker**
Erect a split level dwelling with integral garage (revised scheme to PA
6/2003/0558).
Site adj. Denbies, Cobblers Lane, Swanage.
OBSERVATION: Approve. Subject to conformation that the height of the
roof is substantially lower than the previous application.

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

6/2004/0925 **Mr M Killingback**
Erect timber decking on front and side of mobile home.
Plot 212B, Swanage Bay View Holiday Park, Swanage.
OBSERVATION: Approve.

6/2004/0926 **Punch Taverns**
LISTED
Repairs and alterations to roof of barn.
Black Swan, 159, High Street, Swanage.
OBSERVATION: Approve.

6/2004/0938 **Ladbrokes Ltd**
Alterations to shop front.
4, Institute Road, Swanage.
OBSERVATION: Approve.

6/2004/0939 **Ladbrokes Ltd**
Install illuminated fascia sign.
4, Institute Road, Swanage.
OBSERVATION: Approve. Providing the sign complies with the Purbeck
District Council's agreed policy on signage

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

6/2004/0940 **Mr Tovey**
Erect timber decking on front and side of caravan.
110, Swanage Bay View Holiday Park, Swanage.
OBSERVATION: Approve.

- 6/2004/0944 **Mr Basinger**
Erect timber decking to front and side of caravan.
64, Swanage Bay View Holiday Park, Swanage.
OBSERVATION: Approve.
- 6/2004/0946 **Mr Barrett**
Raise pitch of roof.
47, Hoburne Park, Swanage.
OBSERVATION: Approve.
- 6/2004/0948 **Mr & Mrs Hatton**
Erect workshop at rear, remove existing conservatory and replace with new.
2, Argyle Road, Swanage.
OBSERVATION: Approve. Subject to no commercial use of the workshop.
- 6/2004/0952 **Mr Fitzgerald**
Sever land. Demolish existing garage. Erect single storey dwelling and garage. Erect new garage for existing dwelling, form new vehicular access.
3, Durlston Road, Swanage.
OBSERVATION: Refuse. Consider overdevelopment of the site.
The Town Council considers that this application should have been non-delegated.
- 6/204/0953 **Mr Barrett**
Raise height of roof over garage and convert to form dining room, form new vehicular access (Revised scheme to PA 6/2004/0755)
1, Anglebury Avenue, Swanage.
OBSERVATION: Approve.
- 6/2004/0955 **Mr M Hurd**
Change of use from holiday flats to permanent residential flats.
Flats 1, 2, 3, 4, 5 and 10, The Gables, 16, Victoria Avenue, Swanage.
OBSERVATION: Approve.
- 6/2004/0969 **Beachcote Homes Ltd**
Demolish existing dwelling, erect new single dwelling and garage.
The Bays, 10, Ballard Estate, Swanage.
OBSERVATION: Approve.
- 6/2004/0972 **Catherine Knapman**
Erect lamp post.
Townsend Study Centre, Cobblers Lane, Swanage.
OBSERVATION: Approve Subject to the lamp post being of a less modern design.

3. WILTS AND DORSET BUS COMPANY

The Clerk updated Members regarding the lease of the Station Buildings and Bus Depot at the Station Yard.

After discussion it was UNANIMOUSLY AGREED:-
To request the District Valuer to value the land and buildings at the Railway Station, to include the Taxi rank.

Councillor Mrs J D Wheeldon left the Meeting at this point.

After further discussion it was UNANIMOUSLY AGREED:-
That bearing in mind its charitable status a discount should be allowed to the Swanage Railway as part of the outstanding rent review.

4. COASTGUARD BUILDING

The Clerk updated Members regarding the proposal to construct a building for the Coastguard at North Beach car park

After lengthy discussion it was AGREED:-
That the building be erected on the area of grass to the right of the car park entrance. That the Town Council would let the land at a peppercorn rent to the Maritime Coastguard Agency to secure a service for Swanage. The length of the lease to be negotiated.

5. ANY OTHER MATTERS THAT THE CHAIRMAN DECIDES ARE URGENT

The Clerk informed Members of the celebrations to be held on the 9th and 10th July 2005 to mark the sixtieth anniversary of V E and VJ Day.

After discussion it was UNANIMOUSLY AGREED:-
To arrange a meeting with members of the Royal British Legion, and that the other users of the Sandpit Field be invited to a Meeting to be held at 7 p.m on Monday 22nd November 2004.