

Minutes of the SPECIAL MEETING of the
Swanage Town Council held at the Town Hall
on FRIDAY, 8th September 2006 at 9.30 a.m.

Present Councillor M W Pratt - Chairman
 Councillor B J Audley
 Councillor C R Bright
 Councillor Mrs J Farrow
 Councillor Mrs C D Gainsborough
 Councillor M Hadley
 Councillor Mrs G A Marsh
 Councillor Mrs A Turner
 Councillor M A Tyrer

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

Public Participation Time

- i) The need for awareness of the environmental and heritage aspects of many development sites in Swanage was highlighted, and regret was expressed at the negative impact on biodiversity arising from the loss of large gardens.
- ii) Concern was expressed at the potential negative impact on the landscape of the development in Bon Accord Road, contained in application number 6/2006/0712.

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, Mrs C. 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.

Councillors C R Bright and 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 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.

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

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

**Non - Delegated
Application**

6/2006/0712 **C G Fry and Son Ltd**
Demolish existing bungalow, form new vehicular access and erect four two storey dwellings.
22, Bon Accord Road, Swanage.
OBSERVATION: Recommend refusal. Consider that the proposals constitute gross overdevelopment, would lead to the destruction of the landscape and have a negative impact on the local environment. Concern was also expressed over the potential breach of covenant.

**Delegated
Application**

6/2006/0699 **Mr & Mrs Luker**
Erect two storey rear extension to form garage and bedroom above.
2, Holmes Road, Swanage.
OBSERVATION: Recommend refusal. Consider gross over development of the site. Concern expressed over the fence surrounding the property, and the Town Council reiterates its request for an investigation into its erection by the Purbeck District Council's Enforcement Officer, first made in January 2006.

6/2006/0700 **Mr King**
Erect attached garage and porch.
18, Battlemead, Swanage.
OBSERVATION: Recommend approval.

6/2006/0708 **Mr R White**
Remove lean-to wall and erect conservatory.
6, Findlay Place, Swanage.
OBSERVATION: Recommend approval.

Councillor Mrs J Farrow declared a personal interest in the following application under the Model Code of Conduct by reason of being an associate of the applicant, and as this was a prejudicial interest left the Meeting during its consideration.

Councillor Mrs C Gainsborough 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 as this was a prejudicial interest left the Meeting during its consideration.

Councillor M Tyrer declared a personal interest in the following application under the Model Code of Conduct by reason of being an associate of the applicant, and as this was a prejudicial interest left the Meeting during its consideration.

6/2006/0717

Mr D Snook

Erect block of three self-contained flats with parking, landscaping and pedestrian access.

Site adj. 2A, Cranborne Road, Swanage.

OBSERVATION: Recommend refusal on the grounds that the bulk of the proposed development would be oppressive to the street scene in Cranborne Road. Concern was also expressed at the lack of clarity in the application relating to the storage of refuse receptacles.

6/2006/0719

Mr Selby

Demolish existing dwelling and erect block of two flats with detached garages.

23, Walrond Road, Swanage.

OBSERVATION: Recommend refusal. The Town Council considers this development to be inappropriate for this location and expressed concern regarding the overlooking of neighbours, the potential for land slippage and the impact of traffic using Rabling Lane.

6/2006/0725

Mr & Mrs Graves

Erect side and rear extensions and form bedrooms in roofspace, insert two dormers and four rooflights.

31, Bon Accord Road, Swanage.

OBSERVATION: Recommend approval.

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

6/2006/0726

Mr Streams

Erect two storey side extension.

9, Battlemead, Swanage.

OBSERVATION: Recommend refusal. Considered excessive development of the site. The design is out of character and not in keeping with neighbouring buildings.

6/2006/0727

Mr Streams

Erect attached two bedroom dwelling.

86, High Street, Swanage.

OBSERVATION: Recommend approval.

6/2006/0728

Mr Streams

Erect 1st floor rear extension.

86, High Street, Swanage.

OBSERVATION: Recommend approval.

6/2006/0731

Mr Robinson

Erect detached bungalow with rooms in roof.

Plot adj. Southover, Southcliffe Road, Swanage.

OBSERVATION: Recommend refusal. This development threatens the buffer zone between the town and Durlston Country Park and the Town Council wishes to preserve the spaciousness of the built environment. Concern was also expressed at the access from an unmade road.

6/2006/0732

LISTED

Mr Vacher & Ms Baird

Install new timber sash windows and new front door. Erect decking and balcony above and stairs. Replace rear ground floor window with glazed doors onto new decking.

120, High Street, Swanage.

OBSERVATION: Recommend approval.

Councillor Audley 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.

6/2006/0738

Mr and Mrs Hobbs

Change of use of land and lay hardstanding (Retrospective).

37B, Jubilee Road, Swanage.

OBSERVATION: Recommend refusal. Consider this to be inappropriate use of former open land.

Councillor Mrs J Farrow declared a personal interest in the following two applications under the Model Code of Conduct by reason of being an associate of the applicants, and as this was a prejudicial interest left the Meeting during their consideration.

6/2006/0739

Mr W P Bainbridge

Erect rear conservatory extension.

4, Hill View Road, Swanage.

OBSERVATION: Recommend approval.

Councillor Audley 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.

Councillor Tyrer declared a personal interest in the following application under the Model Code of Conduct by reason of being an associate of the applicant, and as this was a prejudicial interest left the Meeting during its consideration.

6/2006/0749

Mr and Mrs Lander

Convert integral garage to kitchen and utility room. Remove existing rear extension and erect conservatory.

6, Hendrie Close, Swanage.

OBSERVATION: Recommend approval.

6/2006/0758

Mr S Mason

Demolish existing single storey garage and erect two storey extension.

73, Queens Road, Swanage.

OBSERVATION: Recommend refusal. Considered to be out of character and to constitute overdevelopment of the site. Concern expressed at the overlooking of properties to the east.

Further to a suggestion made by Councillor Mrs Gainsborough during the discussion of planning application 6/2006/0717 it was proposed by the Chairman and AGREED UNANIMOUSLY:

That representations be made to the MP for South Dorset requesting him to visit Swanage and express an opinion on the increasing number of planning applications for the demolition of existing character buildings for the sole purpose of redevelopment.

4. ITEMS OF INFORMATION AND MATTERS FOR FORTHCOMING AGENDAS

Members were informed of a recent request to change the venue of the forthcoming monthly Council Meeting to enable those with impaired mobility to attend. Members requested that if the meeting was to be held elsewhere this change should be well advertised, including a prominent advert in the local press.

Members were also informed of the availability of all plans and related documentation, including letters of objection, on the Purbeck District Council website.

Councillor Hadley requested that the issue of the wash from the Condor be placed on the agenda of a future meeting of the Town Council.

The meeting closed at 11.45 a.m.
