

Minutes of the SPECIAL MEETING of the
Swanage Town Council held at the Town Hall
on THURSDAY, 8th April 2004 at 9.30 a.m.

Present Councillor Mrs CD Gainsborough – Chairman
 Councillor Mrs CA Bartlett
 Councillor CR Bright
 Councillor Mrs J Farrow
 Councillor Mrs HO' Donovan
 Councillor MW Pratt
 Councillor MA Tyrer
 Councillor Mrs JD Wheeldon

1. APOLOGIES Apologies for his inability to attend the Meeting were received from
Councillor AH Miller.

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 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 DeMoulham 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**

6/2004/0212 **Mr & Mrs ME Fairchild**
Erect terrace of four cottages, layout gardens and car parking, form new
vehicular access.
Garden of 28, Jubilee Road, Marsh Way, Swanage.
OBSERVATION: Refuse. Consider over development of the site.

6/2004/0223 **Mr D Harrison**
Demolish existing care home and erect 14 retirement flats with associated
garaging and parking.
Cliff Top Rest Home, 8, Burlington Road, Swanage.
OBSERVATION: Refuse. Consider over development. The bulk and scale of
the proposed development would dominate the street scene. Concern expressed regarding the
design of the proposed flats, the demolition of an attractive building, and the loss of a retirement
home. The Town Council has grave concerns regarding the ground stability of the site, and land
drainage.

6/2004/0238

Studland Properties Ltd

Convert existing building to five self-contained flats, erect block of eight self-contained flats, layout car parking and new vehicular access.

Sea Court, Taunton Road, Swanage.

OBSERVATION: Convert existing building to five self-contained flats-

Approve. Concern expressed regarding the car parking arrangements.

Erect block of eight self-contained flats, layout car parking and new vehicular access—Defer. The Town Council considers that the design, height, bulk and mast of the proposed development is inappropriate and out of sympathy with the surrounding area. Concern expressed regarding the proposed new vehicular access, which is considered to be hazardous.

6/2003/0253

Mr R Stanley

Erect block of eight self-contained flats—revised design to PA6/2003/0603, layout car parking.

72-74, Kings Road West, Swanage.

OBSERVATION: Approve. Concern expressed regarding the adjoining

property's loss of amenity space, and the traffic generated by the additional flats.

6/2004/0254

Mr NK Ross + Aralbridge Ltd

Alteration to form four self-contained flats and extension to commercial premises.

5/5A, Station Road, Swanage.

OBSERVATION: Approve.

6/2004/0277

Mr LH Williams

Erect seven four storey townhouses .

26A, Kings Road East, Swanage.

OBSERVATION: Defer. The neighbours and general public have not been

informed.

Councillor Mrs JD Wheeldon declared a personal interest in the following application under the Model Code of Conduct by reason of being an elected member of the Purbeck District Council's Licensing Panel and as this was a prejudicial interest left the Meeting during its consideration.

6/2004/0279

Mr C Speight

Variation of condition 2, to extend opening hours for a period of 12 months

between 10.00am–11.00pm and 10.00am–1.00am Thursday, Friday,

Holidays and those Sundays that precede Bank

Holidays. Saturdays and Bank

The Kings Bar, Kings Road East, Swanage.

OBSERVATION: Refuse. Variation of condition 2, to extend opening hours

for a period of 12 months between 10.00am–11.00pm and 10.00am–1.00am

Saturdays and Bank Holidays and those Sundays that

Thursday, Friday, precede Bank Holidays in the interest of

residential amenity of the area.

Councillor Mrs J Farrow left the Meeting at this point.

Delegated Application

6/2004/0151

Ms P Keeling

Erect replacement garage and sunroom

6, Hillsea Road, Swanage.

OBSERVATION: Approve.

6/2004/0152

Mr D Bowerman

LISTED Install two replacement windows in north gable and insert two
rooflights on west elevation.
62, Ulwell Village, Swanage.
OBSERVATION: Approve.

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

6/2004/0155 **Paul Harvey**
Erection of decking.
133, Swanage Bay View Holiday Park, Swanage.
OBSERVATION: Approve.

6/2004/0158 **Alliance & Leicester**
Erect shop fascia and projecting sign - externally illuminated.
7, Institute Road, Swanage.
OBSERVATION: Approve.

Councillor Mrs J Farrow rejoined the Meeting at this point.

6/2004/0175 **Mr R Stacey**
Erect front/side extension to form bedroom, study and double garage.
Form front bay window and erect rear conservatory extension.
Northbrook Cottage, Northbrook Road, Swanage.
OBSERVATION: Approve.

6/2004/0184 **Mr G Jeans**
LISTED Replace two front windows and front door.
237, High Street, Swanage.
OBSERVATION: Approve.

6/2004/0191 **Mr & Mrs G Tatchell**
Erect extensions and alteration to form rooms in roof and garage
extension.
4, Whitecliffe Road, Swanage.
OBSERVATION: Approve.

6/2004/0215 **Mr Dartnell**
Use of property as three self-contained flats - certificate of lawful use
existing.
4, Cluny Crescent, Swanage.
OBSERVATION: Approve.

6/2004/0221 **AJS Developments Ltd**
Erect sunlounge for rear flat 12, form balcony over for flat 13.
4, Highcliffe Road, Swanage.
OBSERVATION: Approve.

6/2004/0225 **Mr & Mrs R Griffiths**
Erect front conservatory extension.
6, Anglebury Avenue, Swanage.
OBSERVATION: Approve.

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

6/2004/0229 **National Coastwatch**
Conversion of existing open shelter to meeting room/store.
Coastwatch Lookout, Peveril Point, Swanage.
OBSERVATION: Approve.

Councillors Mrs J Farrow and Mrs J D Wheel don declared a personal interest in the following application under the Model Code of Conduct by reason of being directors of the Swanage Pier Company, and as it was a prejudicial interest left the Meeting during its consideration.

Councillor Mrs H O' Donovan declared a personal interest in the following application under the Model Code of Conduct by reason of being a co-opted, non-voting, member of the Pier Trust, and as it was a prejudicial interest left the Meeting during its consideration.

6/2004/0232 **Mr A Phelan**
Retain portacabin used as lecture room and retain extension to operational base (renewal).
Divers Down, The Pier, High Street, Swanage.
OBSERVATION: Defer for further information and clarification regarding an acceptable permanent structure.

6/2004/0234 **Mr & Mrs King**
Convert garage into annex including single storey extension.
130, Victoria Avenue, Swanage.
OBSERVATION: Defer. Information required regarding the exact use of the proposed annexe.

6/2004/0239 **Mrs M Taylor & Mrs P Jolliffe**
Change of use from residential to complimentary therapy clinic (use class D1).
5, Court Road, Swanage.
OBSERVATION: Approve

6/2004/0244 **Dorset County Council**
Installation of large sealed cesspool for collect of sewage from cafeteria operation.
Durlston Country Park, Durlston, Swanage.
OBSERVATION: Approve.

6/2004/0246 **Mr C Morgan**
Erect rear conservatory extension.
6/6A, Springfield Road, Swanage.
OBSERVATION: Approve.

6/2004/0247 **D & D Developments**
Erect detached bungalow, modify vehicular access.
Land rear of 197, Manwells Lane, High Street, Swanage.
OBSERVATION: Refuse unanimously. Consider gross over development of the site. The Town Council is appalled that this application has been treated as delegated.

6/2004/0249 **Mr&Mrs Y Temel**
Demolish existing conservatory and erect single storey rear extension and
construct new vehicular access.
200, High Street, Swanage.
OBSERVATION: Refuse. Consider that the proposed extension is too close
to the neighbouring property. The vehicular access is considered extremely dangerous and
inappropriate.

6/2004/0258 **Mr&Mrs RG Wylie**
Redevelop with new house and double garage.
9, Redcliffe Road, Swanage.
OBSERVATION: Approve.

6/2004/0259 **Mr D Arnold**
Utility room and cloak extension.
26, Benlease Way, Swanage.
OBSERVATION: Approve.

6/2004/0262 **Mr&Mrs D Willis**
Conservatory to be a relevation.
15, Hillview Road, Swanage.
OBSERVATION: Approve.

6/2004/0265 **Mr&Mrs R Higham**
Amendment to planning approval 6/2003/1069 – reshaping of G.F.
Roof to allow use of plain tiles matching those at high level.
20, Bon Accord Road, Swanage.
OBSERVATION: Approve.

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

6/2004/0283 **Mr S Brockway**
Wood decking around caravan.
112, Swanage Bay View Holiday Park, Swanage.
OBSERVATION: Approve.

6/2004/0284
LISTED **R N Hosgood**
Take roof tiles off and put back as were.
391, High Street, Swanage.
OBSERVATION: Approve.

3. TENNIS CLUB

Members gave consideration to the charges for Annual Family Membership which had been deferred from the Annual Estimates Meeting held on the 8th December 2003.

Following discussion, it was AGREED:-

That the fee for two senior members with family, and two associate members with family be £160.00.

4 ANY OTHER MATTER THAT THE CHAIRMAN DECIDES ARE URGENT.

There were no matters reported under this item.

