

Minutes of the SPECIAL MEETING of the  
Swanage Town Council held at the Town Hall  
on FRIDAY, 9th January 2004 at 9.30a.m.

**Present**  
Councillor Mrs CD Gainsborough – Chairman  
Councillor Mrs CA Bartlett  
Councillor CR Bright  
Councillor Mrs J Farrow  
Councillor MW Pratt  
Councillor GM Suttle  
Councillor MA Tyrer  
Councillor Mrs JD Wheeldon

1. APOLOGIES Apologies for their inability to attend the Meeting were received from  
Councillors HJ Fagelink, Mrs HO' Donovan, AH Miller 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 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.

2. PLANS The following submitted applications for permission to develop were considered.

Plan No            Applicant, Proposal, Site, & Observation.

Non-Delegated  
Application

Councillor GM Suttle declared a personal interest in the following application under the Model Code of Conduct by reason of a business connection with the applicant, and as it was a prejudicial interest left the Meeting during its consideration.

6/2003/1037            Mr M Levy  
Conversion and extension of hotel to form 10 residential flats,            layout car  
parking and modify existing vehicular access.            parking  
Gillan Hotel, 5, Northbrook Road, Swanage.  
OBSERVATION: Refuse unanimously. The Town Council notes            that the  
concerns of the occupier of the adjacent first floor flat            appear to have been addressed. The Council still  
considers            however that the height of the building is excessive extending            beyond the  
building line and creating a potential traffic hazard.            Clarification required regarding the legality of  
the existing car            parking spaces

6/2003/1048            The Welfare Dwellings Trust  
Change of use and erection of ten new buildings to form self-            catering  
holiday accommodation including 103 flats, sports hall            and health club, layout car parking.  
Purbeck Centre, Northbrook Road, Swanage.

OBSERVATION: Refuse unanimously. The Town Council considers that the applicants have failed to address the Local Plan, particularly in respect of the increase in traffic and associated infrastructure. The Council further considers that the size, scale and design of the accommodation blocks is inappropriate in the context of the surrounding AONB.

Councillor GMSuttle declared a personal interest in the following application under the Model Code of Conduct by reason of a business connection with the applicant, and as it was a prejudicial interest left the Meeting during its consideration.

Councillor Mrs CGainsborough declared a personal interest in the following application under the Model Code of Conduct by reason of being a resident in the vicinity of the proposed development, and as it was a prejudicial interest left the Meeting during its consideration.

Councillor Mrs JFarrow assumed the Chair.

6/2003/1068 Mr M Anderson  
Demolish existing building and erect block of 14 flats, layout parking area.  
3, Cranborne Road, Swanage.  
OBSERVATION: Refuse unanimously. Consider gross overdevelopment. The height and bulk of the proposed development is out of character with the surrounding buildings and the width of the road. Concern expressed regarding the quality of the design and the material to be used together with the loss of trees. The hotel is a key local amenity and plays an important part in the tourist industry.

Councillor Mrs JFarrow relinquished the Chair.

Councillor Mrs CGainsborough reassumed the Chair.

Councillor Mrs JDWheeldon left the Meeting at this point.

Delegated  
Application

6/2003/0993 The Co-operative Group  
Erect additional externally illuminated signage.  
Co-operative Store, Kings Road, Swanage.  
OBSERVATION: Refuse unanimously. Consider that sign would be a dangerous distraction to motorists.

6/2003/1009 Mr CHaw  
Conversion of dentist's surgery to form two self-contained flats.  
84, High Street, Swanage.  
OBSERVATION: Approve.

6/2003/1023 Mr D Lucas  
Demolish existing bungalow and erect four self-contained flats, layout car parking.  
33, Rabling Road, Swanage.  
OBSERVATION: Refuse unanimously. Consider overdevelopment of the site, which is a single property.

- 6/2003/1033 MrMLJones  
**Enclose existing entrance porch.**  
**Larks Rise, 279B, High Street, Swanage.**  
**OBSERVATION: Approve.**
- 6/2003/1038 Mr&MrsField  
**Erect rear conservatory extension.**  
**16, Days Road, Swanage.**  
**OBSERVATION: Approve.**
- 6/2003/1040 MrCDryden-Smith  
**Erect second floor bedroom extension.**  
**Flat 2, 7, The Parade, Swanage.**  
**OBSERVATION: Approve.**
- Councillor GMSuttle left the Meeting at this point.**
- 6/2003/1042 MrYeung&MrPang  
**Erect replacement and additional sign.**  
**Lai Ho Restaurant, 15, High Street, Swanage.,**  
**OBSERVATION: Approve the replacement of existing sign. Refuse** side  
**sign which is considered an unnecessary duplication.**
- 6/2003/1051 Mr&MrsMSoley  
**Erect front porch extension.**  
**3, Newton Road, Swanage.**  
**OBSERVATION: Approve.**
- 6/2003/1056 MrsLWeekes  
**Erect conservatory extension to residential care home**  
**Wordsworth House, 2, Belle Vue Road, Swanage.**  
**OBSERVATION: Approve.**
- 6/2003/1069 Mr&MrsRHigham  
**Erect new extension, remodel roof over existing garage and study.**  
**20, Bon Accord Road, Swanage.**  
**OBSERVATION: Approve.**
- 6/2003/1070 MrRFry  
**Install dormer windows.**  
**Swanage Farm, Washpond Lane, Swanage.**  
**OBSERVATION: Approve.**
- Councillor MATyrer left the Meeting at this point.**
- Amended  
Plan
- 6/2003/0879 Mr&MrsJTravinor  
**22, Mount Scar, Swanage.**  
**OBSERVATION: Approve.**

6/2003/0987

MrMHillan&MrsWNotley  
20,MountScar,Swanage.  
OBSERVATION: **Approve.**

3. ANYOTHERMATTERSTHATTHECHAIRMANDECIDESAREURGENT.  
**Therewerenomattersreportedunderthisitem.**