

Minutes of the SPECIAL MEETING of the Swanage Town Council to discuss matters concerning Planning and Policy held at the Town Hall on FRIDAY, 8<sup>th</sup> June 2007 at 9.30 a.m.

Present                      Councillor G M Suttle - Chairman  
                                    Councillor B J Audley  
                                    Councillor C R Bright  
                                    Councillor Mrs C D Gainsborough  
                                    Councillor M Hadley  
                                    Councillor S Poultney  
                                    Councillor M W Pratt  
                                    Councillor Mrs A Turner  
                                    Councillor M A Whitwam

### **Public Participation Time**

There were no members of the public in attendance.

1. **APOLOGIES**        Apologies for their inability to attend the Meeting were received from Councillors Gloyn-Cox, Mrs Marsh and Trite.

The Chairman reminded Members that the function of this Special Meeting 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 C R Bright did not vote on, or propose, or second any of the motions on the following planning applications, by reason of being chairman of the Purbeck District Council's Planning Board.

Under the Model Code of Conduct, Members declared a formal interest in the capacity of Corporate Trustee 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 Applications**

6/2007/0320	<p><b>Mrs J Wood</b> Redevelop site by the erection of 24 self-contained flats, modify existing vehicular access (Reserved Matters). Shore House, Shore Road, Swanage. <b>OBSERVATION:</b> No comment, pending possible future discussions by the Town Council as sole Trustee of the De Moulham Trust. The failure to supply a satisfactory visualisation of the buildings as part of the application was noted.</p>
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6/2007/0340

**M & L Charig**

Remove existing garage and sheds and erect a three storey extension at side to create 11 new rooms.

6 Cecil Road, Swanage.

**OBSERVATION:** Recommend refusal on the grounds of overdevelopment and lack of adequate parking.

6/2007/0359

**Mrs P Keeling**

Sever land and erect three cottages with associated parking; create new vehicular access.

46 Bell Street, Swanage.

**OBSERVATION:** Recommend approval. Steps should be taken to ensure the preservation of any listed sections of the boundary wall.

**Delegated  
Application**

6/2007/0322

**Mrs Blackwell**

Replace existing french door with a tilt and turn sash to top of glass panel.

Flat 1, Sefton Court, Gilbert Road, Swanage.

**OBSERVATION:** Recommend approval.

6/2007/0326

**Wilcox & Cook**

Sub-divide existing dwelling to create two extra flats (three in total).  
15a Commercial Road, Swanage.

**OBSERVATION:** Recommend approval.

The Town Mayor 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 relinquished the Chair and left the Meeting during its consideration.

Councillor Mrs A Turner 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.

In the absence of the Town Mayor it was proposed by Councillor Mrs Gainsborough, seconded by Councillor Bright and AGREED UNANIMOUSLY:

That Councillor Pratt assume the chair.

Councillor Pratt assumed the chair.

6/2007/0328

**Mr R Forte**

Extend roof and install dormer windows to provide first floor accommodation.

36 Queens Road, Swanage.

**OBSERVATION:** Recommend approval, subject to there being no overlooking of neighbouring properties.

Councillor Pratt relinquished the Chair.

The Town Mayor reassumed the Chair.

The following application was not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Swanage Bay View Holiday Park is in the Council's ownership.

6/2007/0329                      **Mr Bradley**  
Erect timber decking.  
Plot 288, Swanage Bay View Holiday Park, Swanage.

6/2007/0334                      **Mr & Mrs D Evans**  
Erect first floor extension and gables to match existing, erect bay window on ground floor.  
44 Rabling Road, Swanage.  
**OBSERVATION:** Recommend approval.

The following application was not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Swanage Bay View Holiday Park is in the Council's ownership.

6/2007/0337                      **Mr & Mrs Jones**  
Extend existing decking.  
Plot 281, Swanage Bay View Holiday Park, Swanage.

6/2007/0341                      **Martin McColls Ltd.**  
Install new shop front and three air conditioning units at rear.  
6 Institute Road, Swanage.  
**OBSERVATION:** Recommend refusal. The Town Council considers the proposals to be out of keeping with the street scene and would prefer to see the incorporation of traditional materials. Concern was also expressed over the potential impact of the air conditioning units on neighbouring residential properties.

6/2007/0344                      **Mr & Mrs J Andrews**  
Erect a single storey extension at rear.  
25 Walrond Road, Swanage.  
**OBSERVATION:** Recommend approval.

6/2007/0350                      **Mrs J Strange**  
Change of use of Café Bar and Shop to Café Bar and change garage door to window.  
42 High street, Swanage.  
**OBSERVATION:** Recommend approval.

6/2007/0351                      **Mr D Parker**  
Alter roof, form and insert rooflights, insert windows on rear elevation to create a studio room and store.  
Flat 5, Seaforth Lodge, Victoria Avenue, Swanage.  
**OBSERVATION:** Recommend approval.

6/2007/0353                      **Mr P Smith**  
Internal alterations to divide bedroom into bedroom and bedroom /study.  
Flat 5, Royal Victoria Apartments, High Street, Swanage.  
**OBSERVATION:** Recommend approval.

- 6/2007/0361                      **Mr & Mrs D Dyke**  
 Erect a two storey extension at the side.  
 39 Days Road, Swanage.  
**OBSERVATION:** Recommend refusal. The proposal constitutes overdevelopment and is out of keeping with the street scene. Concern was also expressed over inadequate provision for recycling bins.
- 6/2007/0364                      **Mr & Mrs R Coram**  
 Erect first floor extension, replacement garage and porch.  
 6 Battlemead, Swanage.  
**OBSERVATION:** Recommend approval.

The following application was not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Swanage Bay View Holiday Park is in the Council's ownership.

- 6/2007/0366                      **Mr A Devonald-Batt**  
 Erect timber decking.  
 Plot 263, Swanage Bay View Holiday Park, Swanage.
- 6/2007/0367                      **Mr & Mrs I Saunders**  
 Convert loft space to bedroom and bathroom and erect conservatory.  
 4 Morrison Road, Swanage.  
**OBSERVATION:** Recommend approval.

### **3. CHANGE TO METHOD OF CONSIDERING DELEGATED PLANNING APPLICATIONS**

Consideration was given to proposals to streamline the assessment of delegated planning applications by the Town Council. Some concern was expressed that the public might perceive that the Town Council was failing to fully consider applications and it was agreed that if the proposals were adopted, then a form of words explaining the process should be printed on the list of plans to be discussed, and read aloud at the start of each meeting. After a lengthy debate it was proposed by Councillor Bright and seconded by Councillor Mrs Turner:

That, in future, delegated applications will be voted en-bloc as 'no objection', unless representations are made in the following ways: a letter has been received by the Town Council; a member of the public addresses the meeting in relation to a specific planning application; or a councillor indicates prior to the meeting that they wish to discuss an application.

Upon being put to the Meeting, SIX Members voted IN FAVOUR of the proposition and THREE AGAINST, whereupon the Proposition was declared carried.

It was further AGREED:

That planning applications continue to be displayed in the Council chamber.

Consideration was then given to proposals to supply a public access computer screen to enable the public to view planning applications via Purbeck District Council's PASS system.

Some reservations were expressed regarding this system and the feasibility in providing it locally. It was reported that an application is being made to the DAPTC to fund a public access screen and it was AGREED:

That this matter be brought back before a future Planning and Policy meeting following a response from DAPTC.

#### **4. SWANAGE SEA ROWING CLUB – REQUEST FOR PERMISSION FOR A PONTOON**

A letter dated 28<sup>th</sup> May 2007 was submitted from the Honorary Secretary of the Swanage Sea Rowing Club, requesting permission to position a pontoon off the stone groyne east of the Stone Quay.

It was proposed by Councillor Pratt, seconded by Councillor Hadley and RESOLVED UNANIMOUSLY:

That permission be granted to this request, free of charge, subject to regularisation by a formal agreement.

#### **5. EDDIE CORBEN MEMORIAL – CONFIRMATION OF ROTARY CLUB PROPOSALS**

Councillor Pratt declared a personal interest in this matter as a representative of the Swanage branch of the Royal British Legion, which has donated funds towards this project, but as the interest was not prejudicial remained in the Meeting.

Further to Minute 5) of the Policy and Resources Meeting held on 20<sup>th</sup> February 2006, consideration was given to a proposal by the Rotary Club of Swanage and Purbeck to erect an orientation platform on Sandpit Field as a memorial to Mr Eddie Corben. It was AGREED:

That the proposals for an orientation platform, as agreed between the Rotary Club, Town Clerk, Town Mayor and Operations Manager, be ratified.

#### **6. ITEMS OF INFORMATION AND MATTERS FOR FORTHCOMING AGENDAS**

The possibility of the Town Council playing a part in a proposed review of the Swanage conservation area was raised.

The continuing need to remove graffiti around the town was highlighted. It was noted that the Environmental Services at Purbeck District Council had recently had funds allocated for this purpose.

It was noted that the recent flooding of Commercial Lane had been reported to Dorset County Council.

Concern was expressed over congestion arising from the temporary traffic lights situated on Shore Road, near to Battlegate and from the new puffin crossings in Station Road.

A request was made that the continued operation of the taxi rank outside of Somerfield supermarket in Station Road be placed on a future agenda.

It was reported that the Town Council had received a positive response in respect of its application for an Encams Relaxed Recreation award for the beach.

It was also reported that the Town Council had applied to Dorset County Council for the 24-hour closure of Shore Road between the Mowlem Theatre and Victoria Avenue to be introduced as an experimental scheme for the 2007 summer season.

#### **7. DRAFT ANNUAL AUDIT LETTER**

Following a meeting held with the District Auditor on 21<sup>st</sup> May 2007, the Town Mayor recommended that the Town Council seek Counsel's Opinion regarding elements of its operation of the Holiday Park and other aspects of its trading activities. It was noted that this

would necessitate the rescinding of minute 10)a) of the Policy and Resources Meeting held on 16<sup>th</sup> April 2007.

It was proposed by the Town Mayor, seconded by Councillor Bright and RESOLVED UNANIMOUSLY:

That, under Standing Order 78, Standing Order 36) a) be suspended and that minute 10)a) of the Policy and Resources Meeting held on 16<sup>th</sup> April 2007 be rescinded.

It was further proposed by the Chairman, seconded by Councillor Bright and RESOLVED UNANIMOUSLY:

That the Town Council seek Counsel's Opinion in relation to aspects of its operation of the Holiday Park and its wider trading activities.

The Meeting closed at 10.50 a.m.