

Minutes of the SPECIAL MEETING of the
Swanage Town Council held at the Town Hall
on FRIDAY, 3rd November 2006 at 9.30 a.m.

Present Councillor G M Suttle – Chairman (until 10.20 a.m.)
 Councillor Mrs C A Bartlett
 Councillor C R Bright
 Councillor Mrs J Farrow
 Councillor M Hadley
 Councillor Mrs G A Marsh
 Councillor M W Pratt
 Councillor Mrs A Turner (until 10.10 a.m.)
 Councillor M A Tyrer

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

Public Participation Time

i) A representative of the applicants of planning application 6/2006/0853 spoke in its favour, highlighting changes to car parking provision made since previous applications. He requested that a recommendation be made that the plan be discussed by the Planning Board at Purbeck District Council.

1. APOLOGIES Apologies for their inability to attend the Meeting were received from Councillors B J Audley, Mrs C D Gainsborough 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.

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

Plan No Applicant, Proposal, Site, & Observation.

Further to requests from members of the public it was agreed that consideration of the following two applications be brought forward.

**Delegated
Application**

6/2006/0877

Mr & Mrs Hurd

Erect first floor extension and construct new swimming pool and shed.
1 Lighthouse Road, Swanage.

OBSERVATION: Recommend approval.

Councillor G M Suttle 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.

In the absence of the Chairman it was proposed by Councillor Bright, seconded by Councillor Mrs Farrow and AGREED UNANIMOUSLY:

That Councillor Pratt assume the chair.

Councillor Pratt assumed the chair.

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

Councillor Mrs J Farrow declared a personal interest in the following application under the Model Code of Conduct by reason of being acquainted to the applicant, and remained in 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.

Councillor M Tyrer declared a personal interest in the following application under the Model Code of Conduct by reason of being acquainted to the applicant, and remained in the Meeting during its consideration.

6/2006/0853

Mr Collier & Mr Harding

Erect detached house with associated parking; form new vehicular and pedestrian access.

Land rear of 259 - 261 High Street, Swanage.

OBSERVATION: Recommend approval, provided that there is adequate parking provision. Members considered that this plan should be discussed by the Planning Board at Purbeck District Council.

Councillor M W Pratt relinquished the Chair.

Councillor G M Suttle reassumed the Chair.

**Non - Delegated
Application**

6/2006/0872

Barline Ltd

Demolish existing buildings. Erect replacement building with 2 shops at ground floor and 12 flats at 1st, 2nd, and 3rd floors. Erect two storey building at rear incorporating 1 shop at ground floor with offices above. Form associated parking.

5/5a Station Road, Swanage.

OBSERVATION: Recommend approval, provided adequate provision is made for the storage of refuse.

6/2006/0873

Barline Ltd

Demolish existing buildings.

5/5a Station Road, Swanage.

OBSERVATION: Recommend approval.

**Delegated
Application**

6/2006/0849

Maxlyn Development Co Ltd

Demolish existing dwelling and erect 9 flats; modify vehicular access - Revised scheme to PP 6/2006/0146 to show balcony to flat No's 6 and 9 with patio doors to bedroom 2 flat 3.

3 Burlington Road, Swanage.

OBSERVATION: Recommend approval.

6/2006/0852

Mrs P Clewes

Erect attached dwelling with integral garage; form new pedestrian access.

Plot adj -281 High Street, Swanage.

OBSERVATION: Recommend refusal. Consider to be overdevelopment of the site.

6/2006/0858

Westover Court (Swanage), Management Co. Ltd

Replace existing windows.

Westover Court, 65 Kings Road West, 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.

6/2006/0874

Mr S Dea's

Erect decking.

Plot 234A Swanage Bay View Holiday Park, Swanage.

6/2006/0878

LISTED

Mr K Harvey

Construct en-suite bathroom in first floor bedroom. (Retrospective)

16 Bell Street, Swanage.

OBSERVATION: Recommend approval.

6/2006/0879

Mr & Mrs P R McLintic

Demolish existing garden shed and erect new garden shed. (Retrospective)

131 Kings Road West, Swanage.

OBSERVATION: Recommend approval.

6/2006/0886 **Mr L Barrett**
Divide existing property into two self contained dwelling units.
16 Sandbourne Close, Swanage.
OBSERVATION: Recommend refusal. The Town Council considers that the proposed development would change the character of the Close and that the estate should remain as originally planned. Concern was expressed over the availability of adequate car parking.

6/2006/0888 **Mrs C Anthony**
Insert two dormer windows on north elevation and one dormer window on south elevation to facilitate loft conversion.
16 Mariners Drive, Swanage.
OBSERVATION: Recommend refusal due to overlooking of nearby properties.

6/2206/0896 **Mr Denholm**
Create hardstanding (Retrospective)
42 Newton Manor Close, Swanage.
OBSERVATION: Recommend refusal due to the loss of amenity space.

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.

6/2006/0920 **Mrs S Glover**
Erect decking.
Plot 209 Swanage Bay View Holiday Park, Swanage.

At the request of the Chairman it was agreed that consideration of the following four applications be brought forward.

6/2006/0919 **Mr J Curry**
Create new vehicular access to front and rear gardens.
1 Boundary Close, Swanage.
OBSERVATION: Recommend deferral due to inadequate information relating to the need for increased vehicular access.

Councillor M Hadley declared a personal interest in the following application under the Model Code of Conduct by reason of having an interest in a nearby property, and remained in the Meeting during its consideration.

6/2006/0928 **Dr and Mrs Jenkins**
Erect a greenhouse at rear.
8 Old Coastguard Cottages, Peveril Point Road, Swanage.
OBSERVATION: Recommend approval.

Councillor Mrs A Turner left the Meeting at 10.10 a.m.

6/2006/0915 **Mr & Mrs Cattle**
Change of use and internal alterations to incorporate part of 65 High Street
(from shop to restaurant).
Red Lion PH, 63 High Street, Swanage.
OBSERVATION: Recommend refusal. Concern expressed that proposals
are inappropriate for a listed building and that the work may already be
underway. Recommend report from Design and Conservation Officer.

6/2006/0916 **Mr & Mrs Cattle**
LISTED Make internal alterations to incorporate part of 65 High Street. Install new
entrance door.
Red Lion PH, 63 High Street, Swanage.
OBSERVATION: Recommend refusal. Concern expressed that proposals
are inappropriate for a listed building and that the work may already be
underway. Recommend report from Design and Conservation Officer.

Councillor G M Suttle declared a personal interest in the following four applications 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.

In the absence of the Chairman it was proposed by Councillor Bright, seconded by Councillor Mrs
Farrow and AGREED UNANIMOUSLY:

That Councillor Pratt assume the chair.

Councillor Pratt assumed the chair.

6/2206/0899 **Mr N Streams**
Convert existing dwelling to form 2 self contained units.
7 Argyle Road, Swanage.
OBSERVATION: Recommend refusal. The Town Council objects to the
subdivision of the property, considering the application to be out of character
with neighbouring properties that it constitutes overdevelopment of the site.

6/2006/0905 **Ms E Willett**
Erect utility room at first floor to serve existing flat. Convert shop and
store into two self contained flats.
1 Court Road, Swanage.
OBSERVATION: Recommend refusal. The Town Council considers the
proposals to be out of keeping with the street scene and that there is
inadequate storage for refuse. There is also inadequate parking provision,
waiting outside the premises being limited to 20 minutes. Members also
regret the loss of amenity.

6/2006/0912 **Mr R Clark**
Erect side extension. Raise roof to create new unit.
Unit 1 Victoria Avenue Industrial Estate, Swanage.
OBSERVATION: Recommend approval.

6/2006/0927

Mr and Mrs White

Erect a first floor side extension, with balconies and dormer windows at front and rear.

28 Victoria Avenue, Swanage.

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

3. ITEMS OF INFORMATION AND MATTERS FOR FORTHCOMING AGENDAS

Councillor Bright requested that the method of determining the size and appropriateness of decking at the Swanage Bay View Caravan Park be put on the agenda for the next Caravan Park Committee Meeting.

The Meeting closed at 10.45 a.m.