

Minutes of the **SPECIAL MEETING** of the
Swanage Town Council held at the Town Hall
on **FRIDAY, 7th February 2003 at 9. 30 a.m.**

Present Councillor J. Roscoe – Chairman
Councillor Mrs C A Bartlett
Councillor G. A. Baume
Councillor Mrs J. Farrow
Councillor Mrs C. Gainsborough
Councillor Mrs G. A. Marsh
Councillor Mrs H. O'Donovan
Councillor Mrs J. D. Wheeldon

- 1. APOLOGIES** Apologies for their inability to attend the Meeting were received from
Councillors A. H. Miller, G M Suttle, W S Trite, and M R Woolley.

Councillors J. Roscoe and 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 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.**

**Non – Delegated
Application**

6/2003/0064

Mr D Harrison

Demolish existing buildings and erect block of 27 flats with 4 penthouses with basement garage/ parking, modify vehicular and pedestrian accesses. 6a, 6 and 8, Burlington Road, Swanage.

OBSERVATION: Refuse. Consider gross overdevelopment of the site. The bulk and scale of the proposed development would dominate the street scene and skyline. Concern expressed regarding the design and materials to be used, the car parking layout, the demolition of two attractive buildings, and the loss of a retirement home. The Town Council still has grave concerns regarding the ground stability of the site, and the land drainage.

6/2003/0065

P Weston & C Manning

Convert existing building to 4 self-contained flats, erect block of 7 self-contained flats, layout car parking and form new vehicular access. Sea Court, Taunton Road, Swanage.

OBSERVATION: Convert existing building to 4 self-contained flats –
Approve.

Erect block of 7 self- contained flats, layout car parking and form new vehicular access – Refuse.

The Town Council supports the concerns of the neighbours and considers that the proposals constitute gross overdevelopment of the site, and that the size and scale of the proposed building would dominate the surrounding area. Concern also expressed regarding the car parking arrangements, and the additional traffic which the development would generate using a narrow road which hasn't a pavement.

Revised Plan

6/2002/1013 **Erect extension on first and second floors and alter scheme approved 6/2000/830 to create a total of five flats.
Gillan Hotel, 5, Northbrook Road, Swanage.**
OBSERVATION: Refuse. Consider gross overdevelopment of the site. The height and bulk of the proposed extension would dominate the street scene and immediate area. Concern expressed regarding adherence to the building line and the car parking arrangements.

Councillor Mrs J D Wheeldon left the Meeting at this point.

Delegated Application

6/2002/1030 **Miss J H Marchant**
Erect side kitchen extension with balcony over.
Badgers, 12, Bon Accord Road, Swanage.
OBSERVATION: Approve

Councillor Mrs H O'Donovan declared a personal interest in the following application under the Model Code of Conduct by reason of a previous business connection with the applicant, but as it was non-prejudicial, remained in the Meeting during its consideration.

6/2002/1032 **Mr & Mrs T Roddick**
Erection of conservatory extension.
24, De Moulham Road, Swanage.
OBSERVATION: Approve. Subject to no future sub-division of the property.

6/2003/0001 **Mr & Mrs P Hine.**
Change of use of private accommodation to guest letting rooms.
Perfick Piece, 3, Springfield Road, Swanage.
OBSERVATION: Approve.

6/2003/0018 **Mrs L Forte**
Install new shop front and change of use from A1 (shop) to A3 (extended seating area for neighbouring restaurant).
10, High Street, Swanage.
OBSERVATION: Approve. Subject to no take away facilities.

6/2003/0022 **Mr & Mrs R Perry**
Erect two storey side extension.
5, Redcliffe Road, Swanage.
OBSERVATION: Approve.

6/2003/0032 **Mr I Turner**
Erect detached shed in rear garden for storage of greeting cards.
22, Benlease Way, Swanage.
OBSERVATION: Approve.

- 6/2003/0042 **Mr K Fisher**
 Replace existing beach huts (14), remove existing store and erect 4 beach huts, construct gabion retaining structure and carry out minor landscape/earth works.
 Burlington Chine, Burlington Road, Swanage.
OBSERVATION: Defer for more information regarding the exact nature of what is envisaged by this application. Consider that a land stability report is required, and that the proposed beach huts should be more sympathetically designed. Further consider that the provision of toilets should be included in the scheme.
- 6/2003/0048
 LISTED **Mr & Mrs D Walder**
 Remove existing partition walls, amend room layout and facilities.
 Camden House, 7, Church Hill, Swanage.
OBSERVATION: Approve.
- 6/2003/0050 **Mrs King**
 Erect side conservatory extension.
 92, Priests Road, Swanage.
OBSERVATION: Approve.
- 6/2003/0067 **Ms J Cornborough**
 Erect rear extension to form conservatory, cloakroom and utility room.
 16, Linden Road, Swanage.
OBSERVATION: Approve.
- 6/2003/0076 **Mr P Schuster**
 Erect two semi-detached houses.
 Land rear of 126/132, High Street, Locarno Road, Swanage.
OBSERVATION: Refuse. Consider overdevelopment of the site, backland development, and no parking facilities, resulting in a serious loss of privacy and daylight to neighbouring properties.

Amended Plan

Councillor Mrs C Gainsborough declared a personal interest in the following application under the Model Code of Conduct by reason of being personally acquainted with the neighbour of the applicant, but as it was non-prejudicial, remained in the Meeting during its consideration.

- 6/2002/0921 **Extension and alterations to dormer, form conservatory and disabled persons unit.**
43, De Moulham Road, Swanage.
OBSERVATION: Approve.

3. ANY OTHER MATTERS THAT THE CHAIRMAN DECIDES ARE URGENT.

The Clerk presented a letter from the Purbeck A351 Action Group seeking the Town Council's support for the inclusion of the Sandford & Holton Heath bypass in the Bournemouth, Dorset and Poole Joint Structure plan to be reviewed during 2003, following the deletion of the bypass from the Purbeck Local Plan.

Following discussion, it was RESOLVED: -

That a letter supporting the inclusion of the Sandford & Holton Heath bypass in the Bournemouth, Dorset and Poole Joint Structure plan be sent to the Purbeck A351 Action Group.

