

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

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

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

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**

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

6/2003/0162                      **Dr C Price**  
Demolish existing dwelling and erect terrace of five houses, provide a garage and 11 parking areas, modify existing access.  
The Downs, Seymer Road, Swanage.  
**OBSERVATION:** Defer. For consultation regarding the repositioning of the proposed development, the reduction in the number of houses and their height. Consider that the car parking area should be at the rear of the development, the wall should be retained, and the entrance widen with an increased splay.

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

6/2003/0163                      **Dr C Price**  
Proposed demolition of existing bungalow and garage.  
The Downs, Seymer Road, Swanage.  
**OBSERVATION:** Refuse demolition until a planning application for a suitable replacement has been approved.

## Delegated Application

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

- 6/2003/0088      **Mr T K Williams**  
Erection of timber decking.  
90A, Swanage Bay View Holiday Park, Swanage.  
**OBSERVATION:** Refuse. Would prefer to see a smaller area of decking, and consideration given to any possible fire hazard.
- 6/2003/0111      **Mr & Mrs M Hobson**  
Insert roof lights in east roof slope.  
3, The Parade, Swanage.  
**OBSERVATION:** Refuse. Consider that the installation of roof lights would affect the appearance of this important terrace of houses, which are in a conservation area.
- 6/2003/0112      **Mr & Mrs A O'Connell**  
Change of use from Class A1 (Electrical Shop) to Class A3 (Restaurant).  
1, Institute Road, Swanage.  
**OBSERVATION:** Approve. Subject to no takeaway facilities.
- 6/2003/0116      **Mr & Mrs J Wheeler**  
Erect rear bathroom and utility room extension, insert windows and roof lights to facilitate loft conversion, build retaining wall.  
52, Queens Road, Swanage.  
**OBSERVATION:** Defer. Clarification and further information required regarding the insertion of windows and roofs lights to facilitate loft conversion.
- 6/2003/0216      **Mr & Mrs P Seale**  
Erect kitchen and dining room extension, with rearranged bedroom/bathroom over space.  
64, Bay Crescent, Swanage.  
**OBSERVATION:** Approve.
- 6/2003/0127  
LISTED      **Mr M Pollock**  
Install two replacement windows – retrospective.  
235, High Street, Swanage.  
**OBSERVATION:** Approve. Concern expressed regarding the door on the same aspect.
- 6/2003/0131      **Townsend Res. Study Centre**  
Install double gate and pedestrian gate on north east site entrance.  
Townsend Residential Study Centre, Townsend Road, Swanage.  
**OBSERVATION:** Approve.
- 6/2003/0132      **Townsend Res. Study Centre**  
Erect plant room building.  
Townsend Residential Study Centre, Townsend Road, Swanage.  
**OBSERVATION:** Approve.
- 6/2003/0134      **Mr R J Bailey**  
Alterations and change of use from hairdresser's salon to one bedroom flat.  
195, High Street, Swanage.  
**OBSERVATION:** Approve.

- 6/2003/0137      **M K L Partnership**  
Erect portable office building in car park for temporary period.  
230, High Street, Swanage.  
**OBSERVATION:** Approve for one year.
- 6/2003/0141      **Ms T Barlow**  
Demolish existing garage and sunroom and erect garden room, utility room  
and pergola. Alterations to ground floor windows.  
1, Peveril Court, Swanage.  
**OBSERVATION:** Approve. Concern expressed regarding what appears to  
be a balcony at first floor level on the submitted planning application, for  
which approval would not be given.
- 6/2003/0145      **Mr & Mrs D Mount**  
Install dormer window on south east elevation.  
18, Vivian Park, Swanage.  
**OBSERVATION:** Approve.
- 6/2003/0147      **Mr & Mrs M Hennings**  
Erect extension to dining room and garage.  
5, Casterbridge Close, Swanage.  
**OBSERVATION:** Refuse. Consider the extension to be unattractive and an  
overdevelopment of the site. The Town Council is opposed to any infill  
development on established estates.
- 6/2003/0148      **mm02 Airwave Ltd**  
Erect 8m high 'flagpole' style telecommunications mast with stone built  
equipment cabin.  
Anvil Point Lighthouse, Lighthouse Road, Swanage.  
**OBSERVATION:** Approve.
- 6/2003/0150      **KC Holder and A Preston**  
0/A - Demolish existing sheds and erect single storey studio flat.  
15 & 17, Cluny Crescent, Swanage.  
**OBSERVATION:** Refuse. Consider backland and overdevelopment, without  
car parking facilities.

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

- 6/2003/0151      **Vodafone Ltd**  
Install additional microwave dish on existing telecommunications mast.  
Car Park, Victoria Avenue, Swanage.  
**OBSERVATION:** Approve.
- 6/2003/0153      **Mr A Smith**  
Erect porch and pitched roof on front elevation.  
48, Benlease Way, Swanage.  
**OBSERVATION:** Approve.
- 6/2003/0154      **Mr J Walker**  
Erect two-storey side Extension.  
1, Hill Road, Swanage.  
**OBSERVATION:** Approve.

6/2003/0166            **Mr & Mrs Wright**  
Erect conservatory to rear of property.  
11, Linden Road, Swanage.  
**OBSERVATION:** Approve.

**Amended Plan**

6/2002/0953            **Form rear door, reinstate window, and erect rear canopy and internal**  
/0954                    **alterations.**  
**The Anchor Inn, 30-32, High Street, Swanage.**  
**OBSERVATION:** Approve.

Under the Model Code of Conduct Members declared a formal interest in the following application due to a Council employee being a Company Director of the Applicant, namely Ulwell Chalets Ltd. The Council employee took no further part in the Meeting.

**Delegated  
Application**

6/2003/0114            **Ulwell Chalets Ltd.**  
Replacement of 9 existing beach huts.  
Site below 8, Ulwell Road, Ulwell Beach, Swanage.  
**OBSERVATION:** Refuse. Consider that the cliff face above the beach huts should be the subject of a stability report, followed by stabilisation if necessary. That the beach huts should be rebuilt simultaneously using materials that are non reflective, and the provision of toilets be considered.

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

**Recreation Ground – Purchase of new equipment**

Further to Minute 2. of the Special Meeting held 17<sup>th</sup> February 2003, the Clerk provided details of the proposed new equipment and associated costs.

Following a brief discussion it was AGREED:-

To purchase three small items of equipment in addition to a large see-saw, at a total cost of £5,390.

It was FURTHER AGREED:-

To record, by a letter thanks, the Council's appreciation of the work undertaken by the Operation's Manager in negotiating the acquisition and installation of the playground equipment.

**(b) Use of Journeys End**

The Clerk reported that, further to Minute 13 of the Special Meeting held 17<sup>th</sup> February 2003, discussions had taken place with Harrow House International College regarding the possible use of Journey's End as part of proposals to develop the area of Journeys End, the football ground and the Lower Grammar School Field site, as the preferred location for all senior higher league football in Swanage.

The Clerk informed the meeting of the letter of response dated 6<sup>th</sup> March 2003 received from Harrow House International College, declining the Council's offer for use of the location as part of their proposed football coaching skills course.

Members welcomed the College's proposal to integrate students within the existing Swanage & Herston Football Club youth teams as a way to improve cultural relationships. It was also noted that the intended use of King George's Field, Swanage would be referred to the Trust for consideration.