

# AGENDA ITEM 5)

**Nicola Clark**

**Subject:** Former St Mary's School, Swanage - new street name - MANOR PLACE

**From:** Emma Webb  
**Sent:** 20 June 2022 10:12  
**To:** Nicola Clark  
**Cc:** Tracey Ricketts, Bracken Group  
**Subject:** Former St Mary's School, Swanage - new street name - MANOR PLACE

Good morning Niki

With regard to the above development – I am responsible for the Street Naming and Numbering service for Dorset Council and Tracey Ricketts from Bracken Developments Ltd forwarded your email regarding the naming of the new street.

Unfortunately the name the Town Council agreed, Manor Place, goes against the Street Naming and Numbering Policy the Council adopted in 2021 – Paragraph 5.2 states that Dorset Council will not support or approve any street name that:

- is the same or similar to one already in use in the same locality/town or is in close proximity to one with the same name but different suffix e.g. Birch Road and Birch Avenue

This is in the policy as it can cause confusion to have similar names with similar postcodes near each other and the new development would be numbered in a similar way to Manor Road.

Please could Swanage Town Council reconsider the names Bracken Developments consulted you on?

Kind regards

**Emma Webb**  
**Business Solutions Analyst - Level 5**  
**ICT Operations**  
**Dorset Council**



[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



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**EXTRACT FROM:**

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 9<sup>th</sup> MAY 2022** at **6.30 p.m.**

Chair: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor A Harris

Swanage Town Council

Councillor N Rogers

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Administration and Communications Manager

There were no members of the public present at the meeting.

**Public Participation Time**

There were no matters raised.

**1) Apologies**

An apology for her inability to attend the Meeting was received from Councillor Finch.

**2) Declarations of Interest**

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with paragraphs 9 – 13 of the Council’s Code of Conduct and regulations made under chapter 7 of the Localism Act 2011.

There were no declarations to record on this occasion.

**5) The Towns Improvement Clauses Act 1847 – to consider suggested street names for the new residential development in Manor Road (former St Mary’s School site), Swanage**

Consideration was given to an email received from Bracken Developments Ltd dated 28<sup>th</sup> April 2022 regarding suggested street names for the new residential development in Manor Road (the former St Mary’s Primary School site). It was reported that only one name was required, and that four suggestions had been put forward, being Old School Lane, Chapel Road, Sunshine Lane, and St Mary’s Road, which were discussed in turn.

During the discussion attention was drawn to the fact that the new development was accessed through/situated at the end of Manor Road, and Members were in agreement that it would be fitting to name the new road Manor Place.

It was proposed by Councillor Bonfield, seconded by Councillor Foster and  
RESOLVED UNANIMOUSLY:-

That the Town Council requests that the new street name for the residential development in Manor Road (the former St Mary’s Primary School site), be Manor Place.

This name would now be submitted to Bracken Developments Ltd/Dorset Council for consideration accordingly.

Nicola Clark

# AGENDA ITEM 5)

**Subject:** Former St Mary's School, Swanage - new street name  
**Attachments:** Site Location.pdf; Site Plan.pdf

**From:** Tracey Ricketts  
**Sent:** 28 April 2022 11:52  
**To:** Martin Ayres <[m.ayres@swanage.gov.uk](mailto:m.ayres@swanage.gov.uk)>  
**Cc:** Mike Marchant  
**Subject:** RE: Former St Mary's School, Swanage - new street name

Good morning Martin,

We have a new housing site starting in Swanage which will require a new street name, the site comprises of 10 apartments and 20 houses. I have attached a site location and plan for you. Emma Webb from Dorset Council informed us we need to contact Swanage Town Council for a street name to be agreed and to offer a few suggestions for your consideration. I have documented below our preferred choices and of course welcome any new suggestions:

1. Old School Lane
2. Chapel Road
3. Sunshine Lane
4. St Mary's Road

We have made these choices based on the history of the site and local existing roads.

I would appreciate you letting me know what our next steps are in getting the name agreed.

Kind regards,

Tracey  
Bracken Developments Ltd  
[www.brackengroup.co.uk](http://www.brackengroup.co.uk)

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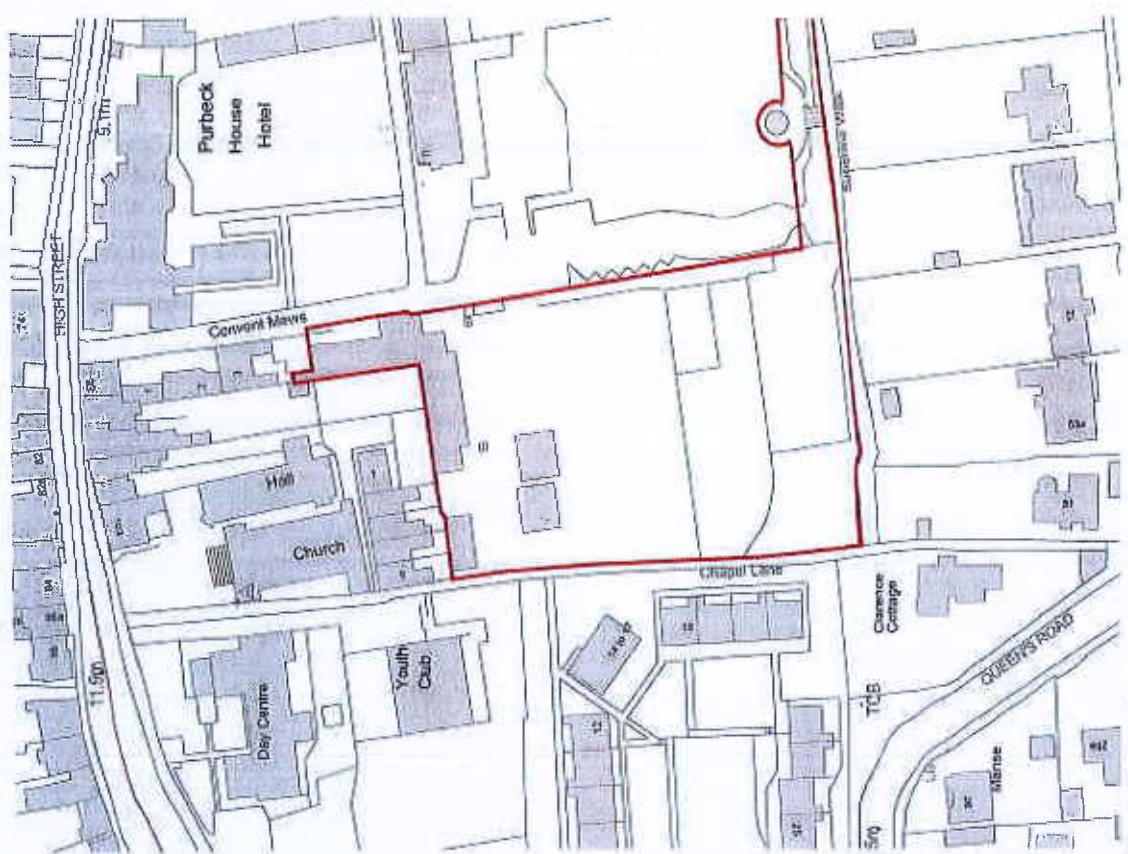
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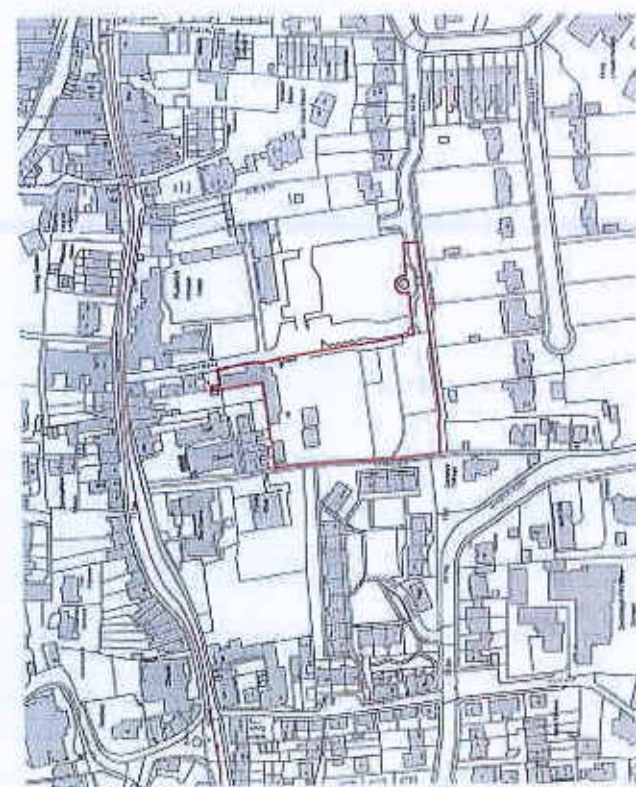
**WDA**  
 WASHINGTON DEVELOPMENT ASSOCIATION  
 1000 15th Street, NW  
 Washington, DC 20004  
 Phone: 202-462-1000  
 Fax: 202-462-1001  
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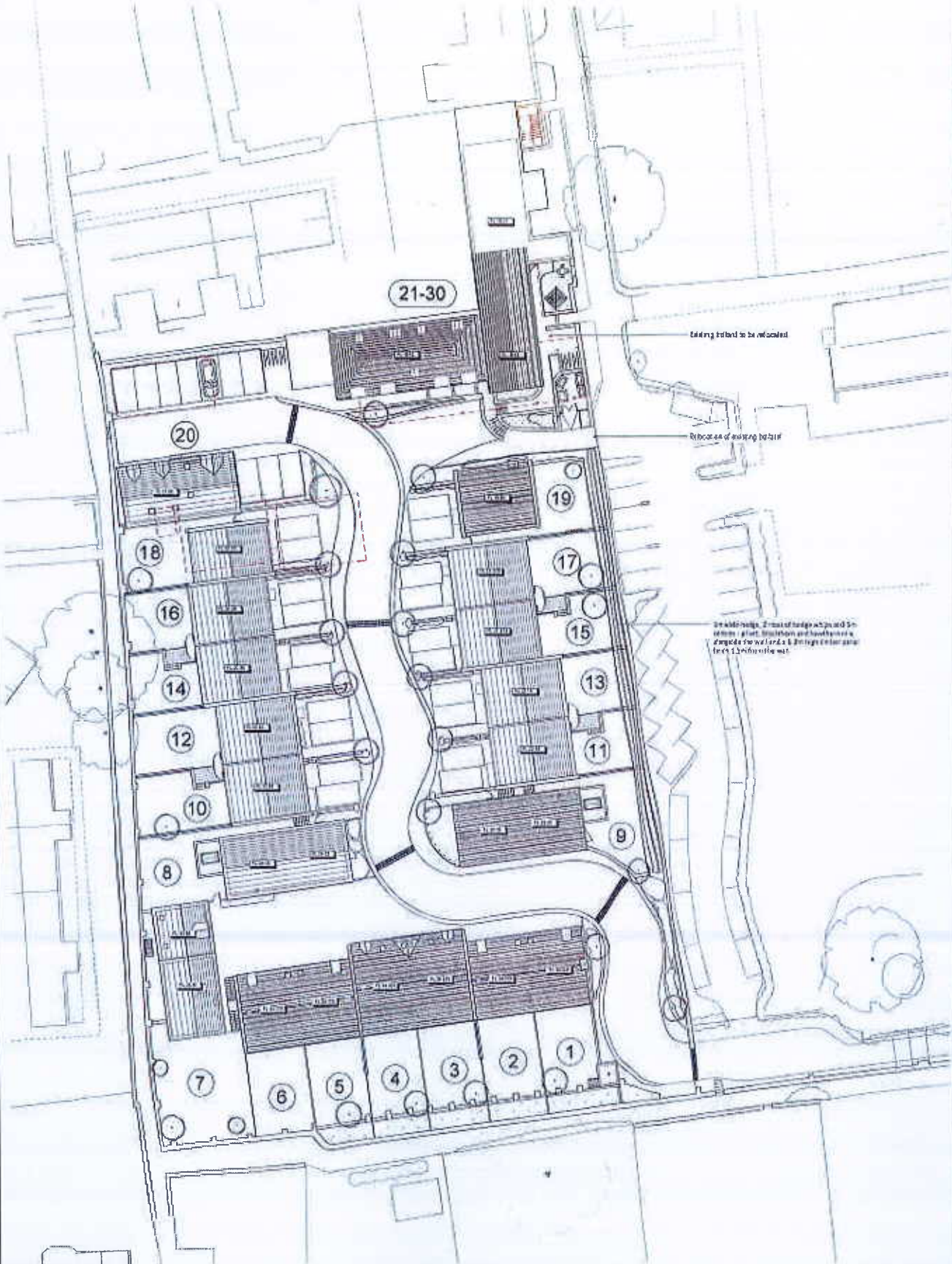
Existing Site Block Plan  
 1:500@A1



Site Location Plan  
 1:1250@A1

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Proposed Site Plan  
1:200@A1

**WDA**  
western design architects  
Western Design Architects  
2100 Broadway, Suite 1000  
Portland, Oregon 97201

PROJECT 2100 Broadway, Suite 1000 Portland, Oregon 97201	SHEET NO. 002	SHEET TITLE PLANNING	PROJECT NO. 2100 Broadway, Suite 1000
			PROJECT NAME 2100 Broadway, Suite 1000
			PROJECT LOCATION 2100 Broadway, Suite 1000
PROJECT OWNER 2100 Broadway, Suite 1000	PROJECT NO. 002	SHEET TITLE PLANNING	PROJECT NO. 2100 Broadway, Suite 1000