

Minutes of the **SPECIAL MEETING** of the Swanage
Town Council held to discuss **POLICY AND RESOURCES**
matters at the Town Hall, Swanage on **WEDNESDAY, 27th**
OCTOBER 2004 at 9.30 a.m.

PRESENT:-

Councillor A.H. Miller (Town Mayor) – Chairman.

Councillor H.J.F. Agelink
Councillor C.R. Bright (Until 12.15 p.m.)
Councillor Mrs. J.A. Farrow (Until 12.40 p.m.)
Councillor Mrs. C. Gainsborough (Until 1.30 p.m.)
Councillor Mrs. H. O'Donovan
Councillor M.W. Pratt
Councillor M.A. Tyrer

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Mrs. Bartlett, Suttle, Trite and Mrs. Wheeldon.

2. **DURLSTON CASTLE AND COUNTRY PARK DEVELOPMENT PLAN**

A letter was submitted from Imagemakers, consultants appointed by Dorset County Council to produce interpretation, audience development and access plans for Durlston Castle and Country Park. The documents would assist Dorset County Council in preparing a management plan for the Country Park and Castle and support a grant aid application to the Heritage Lottery Fund for a major development programme at Durlston.

A lengthy discussion ensued, during which the following points were highlighted:-

- i) The location and function of Durlston Castle.
- ii) The important connections with the Swanage Bay View Holiday Park and the Tourist Information Centre.
- iii) The possible future use of the Castle as a conference centre.
- iv) The future connection with Suttle's Quarries and the geological exposure of the area.

The importance of accessibility to the area (Swanage being the eastern gateway to the Jurassic Coast) by public transport was emphasised, with particular mention of the X53 bus, which currently operates between Exeter and Poole, but does not call at Swanage. Boat access from Bournemouth/Poole via Swanage Pier was also highlighted.

3. **SOUTH WEST RURAL AFFAIRS FORUM**

A letter dated 30th September 2004 was submitted from the South West Rural Affairs Forum outlining the Government's Rural Strategy 2004, and inviting membership from the Town Council.

It was proposed by Councillor Mrs. Farrow, seconded by Councillor Pratt, and **RESOLVED UNANIMOUSLY:-**

That the Town Mayor be nominated to represent the Council on the South West Rural Affairs Forum.

4. **JUSTICES' LICENCE**

A Notice of Application for the transfer of the Justices' Licence in respect of the Swanage Youth Hostel was submitted for consideration.

It was proposed by Councillor Pratt, seconded by Councillor Mrs. Farrow, and RESOLVED UNANIMOUSLY:-

That no objections be raised to the transfer of the Licence.

5. **SANDPIT FIELD**

A letter dated 16th September 2004 was submitted from The King's Church on behalf of the local fraternal and ACTS, requesting the use of Sandpit Field for a "Tent Event" from Thursday 14th to Sunday, 17th July 2005.

Following a brief discussion, it was RESOLVED:-

That the matter be deferred, pending a meeting with users of Sandpit Field, to be arranged during November 2004.

6. **TOWN HALL ANNEXE**

A letter dated 20th September 2004 was submitted from the Dorset Association for the Disabled (Swanage Branch) outlining the need to find new premises in which to hold their monthly meetings, and enquiring whether the Town Hall Annexe could be made available for this purpose.

Having regard to the reorganisation of the Town Hall staffing and office requirements, Members felt unable to accede to this request at the present time, and it was proposed by Councillor Bright, seconded by Councillor Pratt, and RESOLVED UNANIMOUSLY:-

That the request for the use of the Town Hall Annexe be not granted, but consideration be given to a possible alternative venue i.e. Beach Gardens Pavilion.

7. **EXCLUSION OF PRESS AND PUBLIC**

It was proposed by the Town Mayor, seconded by Councillor Mrs. Gainsborough, and RESOLVED:-

That, as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted, the public be excluded from the Meeting during consideration of the following matters.

8. **BEACH GARDENS**

A brief discussion ensued regarding expanding the uses and the management of Beach Gardens, and it was RESOLVED:-

That a Special Meeting of the Council be arranged to discuss the matter (applying the principles of Best Value) on Tuesday, 16th November 2004 at 1 p.m.

It was FURTHER AGREED:-

That further information be obtained on the following

matters prior to the Meeting.

- i) Clarification on the status of the Bowls Club.
- ii) A structural review of the Pavilion building.

Before consideration of the next item, the Town Mayor declared his interest under the Model Code of Conduct by reason of being Chair of the Swanage Town and Community Partnership. Councillor Pratt also declared his interest under the Model Code of Conduct by reason of being Vice-Chair of the Purbeck Citizens' Advice Bureau. As their interest was non-pecuniary, both Members remained in the Meeting during the discussion.

9. **USE OF TOWN HALL ROOMS**

Further to Minute No. 75 of the Council Meeting held on 27th September 2004, consideration was given to the request received from the Swanage Town and Community Partnership for the use of rooms at the Town Hall.

The Town Clerk explained the Council's relationship with the Town and Community Partnership, which included assistance with the process of obtaining grants and funding, as well as acting as the accountable body. The requirement for office accommodation for a full-time "Bid Writer" or Community Development Officer was again acknowledged, and clarification regarding the use of the accommodation by the post holder and other charitable organisations was given by the Town Clerk.

Following discussion, during which concern was expressed regarding disabled access to the office accommodation, security, car parking etc., it was proposed by Councillor Bright, seconded by Councillor Tyrer, and **RESOLVED UNANIMOUSLY:-**

That the request be agreed in principle.
Further details of the matters discussed to be incorporated in a draft agreement to be prepared by the Town Clerk and submitted to a future meeting of the Council for approval.

During the discussion, the need to encourage participation in the Town and Community Partnership by local charitable organisations was identified. Consideration was given to levying a small charge for the use of the Town Council's facilities.

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

That this matter be deferred for consideration at the Meeting to be convened with the users of Sandpit Field.

10. **ANY OTHER MATTERS THE TOWN MAYOR DECIDES ARE URGENT**

(a) **Temporary Office Accommodation**

The Clerk reported on a request received from Connexions, (a group giving advice and guidance on career and personal development opportunities to local young people), for the temporary use of office accommodation at the Town Hall on Thursday afternoons during the period 8th November to 16th December 2004. Connexions usually meets at the Swanage Youth Centre, but this venue will not be available during the

above period while remedial building work is carried out in line with the Disability Discrimination Act.

Following discussion, it was RESOLVED UNANIMOUSLY:-

That the Town Clerk be given delegated powers to act on the Council's behalf in the matter.

(b) **King George's Field**

Having regard to the proposed work on the children's play area in King George's Field, Councillor Bright highlighted the need to re-locate the football changing facilities while the work was being carried out.

During the ensuing discussion, it was noted that the pitches were no longer used for senior football, and the requirements for youth teams may be less stringent.

It was RESOLVED:-

That the Town Mayor and Clerk seek the views of the local Football Clubs regarding their requirements and the options available for the proposed relocation of the changing facilities.

11. **SWANAGE & DISTRICT ANGLING CLUB**

The Clerk reported on a letter received from the Swanage & District Angling Club outlining the Club's obligations under the Disability Discrimination Act, and seeking the Council's consent, as Landlord, to carry out the proposed remedial works.

It was RESOLVED:-

That agreement in principle be given to the proposed works, and that further information be obtained regarding the extent of assistance being sought in carrying out the works.

12. **SEAFRONT CONCESSIONS - 2005**

(a) **Ice Cream Concession – Shore Road/Victoria Avenue**

Consideration was given to the renewal of the ice cream concession on Shore Road.

During the ensuing discussion, Members were mindful of future stabilisation works which may become necessary in the area, and it was proposed by Councillor Bright, seconded by Councillor Tyrer, and RESOLVED UNANIMOUSLY:-

That the concession be offered for renewal to the present lessee for a period of 1 year only, subject to an appropriate rent review.

(b) **Refreshment Kiosk – Shore Road**

Detailed consideration was given to a written request received from the lessee of the Family Games Room and Santa Fe Park.

Members were reminded that the concession for the refreshment kiosk on the site of the former Red Cross Hut had been granted for a trial period for the 2004 summer season only, and that consideration should now be given to either the general advertising of the concession or to the possible renewal or discontinuation.

During the ensuing discussion, Members expressed their concern at the increase to the proposed trading period, the size of the kiosk, and the lettering on the vehicle. Concern was also expressed at the use of wooden picnic benches on this grassed area.

It was proposed by Councillor Mrs. O'Donovan and seconded by Councillor Mrs. Gainsborough:-

That the concession be offered for renewal to the present lessee for the 2005 summer season, subject to detailed negotiations. (Having regard to future stabilisation works which may become necessary in the area it was not considered appropriate to invite tenders for this concession at the present time).

Upon being put to the Meeting, FIVE Members voted IN FAVOUR of the Proposition and ONE AGAINST, whereupon the Proposition was declared CARRIED.

It was FURTHER RESOLVED UNANIMOUSLY:-

That the kiosk should be of a smaller size, the design and lettering to be approved by the Council. No picnic benches should be introduced in this area.

It was also AGREED:-

That approval be given for the operation of the refreshment kiosk during the months of May/June/July/August 2005.

FOUR Members voted IN FAVOUR of the above Proposition, and ONE Member voted AGAINST.

(c) **Beach Chair and Boat Concessions**

A letter dated 5th October 2004 was submitted from the Beach Chair and Boat concessionaire highlighting the difficulties experienced in operating his concessions at the time of the annual rowing regatta at the end of July. He suggested that a charge be levied on the organisers of this event, and a subsequent reduction made to his rental.

During the ensuing discussion, reference was made to previous correspondence in December 1998, when a concession had been granted, and it was RESOLVED:-

That no action be taken in the matter.

Consideration was then given to a further letter from the concessionaire explaining his requirement for additional secure storage space for his equipment, and requesting permission to erect a larger hut on the beach for the 2005 summer season onwards.

Following discussion, it was proposed by Councillor Pratt, seconded by Councillor Tyrer, and RESOLVED UNANIMOUSLY:-

That, subject to detailed negotiations, permission be granted to erect a larger hut, with additional storage facilities underneath, if required.

13. **SWANAGE BAY VIEW HOLIDAY PARK**

It was RESOLVED UNANIMOUSLY:-

That Minute No. 94 of the Council Meeting held on 25th October 2004 be approved as a correct record and adopted.

14. **TOWN HALL**

The Clerk updated Members on enquiries made regarding the installation of a sound system in the Council Chamber.

It was RESOLVED:-

That the installation be agreed in principle, and that delegated authority to act on the Council's behalf be given to the Town Mayor, Deputy Mayor and Town Clerk.

15. **SCHEDULE OF WORKS**

Having regard to the Council's commitment to various capital schemes, and the possible requirement for temporary redeployment of labour at the Swanage Bay View Holiday Park, it was AGREED:-

To request that the Operations Manager prepare a Schedule of Works for the forthcoming winter period.

16. **CAR PARK ENFORCEMENT**

The Town Mayor highlighted concerns at the number of lorries using the Main Beach Car Park overnight.

After a brief discussion, it was proposed by the Town Mayor, seconded by Councillor Tyrer, and RESOLVED:-

That the Enforcement Officer be tasked to undertake regular routine evening patrols of the Main Beach Car Park.
