

Minutes of the SPECIAL MEETING of the
Swanage Town Council held at the Town Hall
on FRIDAY, 7th July 2006 at 9.30 a.m.

Present Councillor G M Suttle – Chairman
 Councillor B J Audley (to 11.35 a.m.)
 Councillor Mrs C A Bartlett
 Councillor C R Bright (to 11.35 a.m.)
 Councillor Mrs J Farrow
 Councillor Mrs C D Gainsborough
 Councillor M Hadley (to 10.50 a.m.)
 Councillor Mrs G A Marsh
 Councillor M W Pratt
 Councillor Mrs A Turner (to 11.35 a.m.)
 Councillor M A Tyrer

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

Public Participation Time

- i) Strong objections were made to the system of delegating decisions on planning applications to planning officers, especially in relation to application 6/2006/0527, discussed below.
- ii) Concern was expressed over the appearance of the town centre and the emptying of public litter bins.

1. APOLOGIES Apologies for his inability to attend the Meeting were received from Councillor 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.**

**Non - Delegated
Application**

Councillor C R Bright declared a personal interest in the following application under the Model Code of Conduct by reason of being a representative of Purbeck District Council on the Pier Trust, and as it was a prejudicial interest left the Meeting during its consideration.

Councillors Mrs J Farrow and Mrs G A Marsh declared a personal interest in the following application under the Model Code of Conduct by reason of being representatives of Swanage Town Council on the Pier Trust, and as it was a prejudicial interest left 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 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.

Councillor M W Pratt assumed the Chair.

6//2006/0546 **Divers Down Swanage Ltd**
Replace existing timber building and portacabin with new building comprising of lightweight block and render walls and slate roof.
Divers Down, The Pier, High Street, Swanage.
OBSERVATION: Recommend approval.

Councillor M W Pratt relinquished the Chair.

Councillor G M Suttle reassumed the Chair.

6/2006/0548 **The Welfare Dwellings Trust**
Change of use to self-catering holiday accommodation Class C1 – (Renewal of PP 6/2001/0787)
The Purbeck Centre, Northbrook Road, Swanage.
OBSERVATION: Recommend approval, on the basis that all conditions on PP 6/2001/0787 remain unchanged.

Delegated Application

Councillor Mrs A Turner declared a personal interest in the following two applications under the Model Code of Conduct by reason of being a relation of the applicants, and as it was a prejudicial interest left the Meeting during their consideration.

6/2006/0505 **Mr & Mrs B Norman**
Demolish existing lean to extension and shed. Erect replacement lounge extension with new bedroom/bathroom attached.
41, Jubilee Road, Swanage.
OBSERVATION: Recommend approval.

6/2006/0506
LISTED
Mr & Mrs B Norman
Demolish existing lean to extension and shed. Erect replacement lounge extension with new bedroom/bathroom attached.
41, Jubilee Road, Swanage.
OBSERVATION: Recommend approval.

6/2006/0521
Mr & Mrs S Williams
Erect rear extension, conservatory and car port.
25, Bon Accord Road, Swanage.
OBSERVATION: Recommend approval.

Under the Model Code of Conduct, it was noted that the following application related to the Holiday Park adjacent to the Town Council's own land.

Councillor B J Audley 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 Mrs C Bartlett declared a personal interest in the following application under the Model Code of Conduct by reason of being employed at the neighbouring Holiday Park, 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 a near neighbour of the applicant, and left the Meeting during its consideration.

6/2006/0527
Shorefields Holidays Ltd
Change of use from holiday park for 108 static caravans, 10 touring caravans and 52 tents, to holiday caravan park for 22 twin unit timber clad caravans and 123 static caravans.
Swanage Coastal Park, Priests Way, Swanage.
OBSERVATION: Recommend refusal. The Council objects to the removal of buffer zones and the intrusion on neighbouring properties. Members also fear that the potential loss of touring pitches and children's play area would be detrimental to tourism in Swanage.

6/2006/0543
O2 UK Ltd
Upgrade existing 15m monopole and attach 3 additional antennas and ancillary equipment.
Harrow House, Harrow Drive, Swanage.
OBSERVATION: Recommend approval.

Councillor Mrs A Turner declared a personal interest in the following three applications under the Model Code of Conduct by reason of a business connection, and as this was a prejudicial interest left the Meeting during their consideration.

Councillor G M Suttle declared a personal interest in the following three 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 during their consideration.

Councillor M W Pratt assumed the Chair.

- 6/2006/0549 **Mrs Delahay**
 Change of use of land to riding arena.
 California Farm, Priests Way, Swanage.
OBSERVATION: Defer for further information respecting the intended use
 of the riding arena.
- 6/2006/0554 **Mr & Mrs Hernandez**
 Replace two existing conservatories.
 Hilltop, 13, Bon Accord Road, Swanage.
OBSERVATION: Recommend approval.
- 6/2006/0560 **Mr J Streams**
 Sub division of existing property to form independent unit of residential
 accommodation in basement – Certificate of Lawfulness (existing).
 86, High Street, Swanage.
NO OBSERVATION

Councillor M W Pratt relinquished the Chair.

Councillor G M Suttle reassumed the Chair.

- 6/2006/0563 **Mrs J Scadden.**
 LISTED Strip roof and carry out repairs.
 Ulwell Cottage, Ulwell Road, Swanage.
OBSERVATION: Recommend approval.

Councillors BJ Audley, C R Bright and M W Pratt declared a personal interest in the following application under the Model Code of Conduct by reason of being near neighbours of the proposed development and left the Meeting during its consideration.

- 6/2006/0566 **Mr J Wright**
 O/A – Demolish existing works, erect one detached three bedroom house,
 one detached two bedroom house and one pair of semi-detached two
 bedroom houses.
 19, Princess Road, Swanage.
OBSERVATION: Recommend refusal. Consider this to be gross
 overdevelopment of the site. Concern was expressed over the overlooking of
 neighbours, the lack of parking and the related problem of difficulty of
 access for emergency vehicles.

3. EXCLUSION OF PRESS AND PUBLIC

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

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.

4. LEGAL MATTERS

a) Rent Review – Wilts and Dorset and Other Matters

The Town Clerk provided an update on recent developments in the long-running rent review of the bus station site, and stated that it is hoped that the arbitration process will be resolved in the near future. The position was noted and some concerns were expressed.

Councillor Hadley left the meeting at 10.50 a.m.

The Clerk also updated Councillors on progress in recovering back-rent owing to the Town Council, following the recent rent review of the Ice Cream Kiosks on the beach. Reference was also made to issues relating to signage on the Santa Fe Park at the Recreation Ground.

Councillors Audley and Mrs Turner left the meeting at 11.35 a.m.

Before consideration of the next item, Councillor Bright declared a personal interest under the Model Code of Conduct by reason of being a private beach hut owner, and as this was a prejudicial interest left the Meeting during its consideration.

b) Swanage Beach Recharge – Private Beach Hut Licences

The Town Clerk reported that there were now only four licences that had not been signed unconditionally. After further discussion it was AGREED UNANIMOUSLY:

That the Mayor and Deputy Mayor meet the four licensees to discuss their concerns as soon as possible and that a further meeting be held with all site licensees at 6.30 p.m. on Monday 2nd October 2006.

The Meeting closed at 11.40 a.m.