

Minutes of the SPECIAL MEETING of the
Swanage Town Council held at the Town Hall
on FRIDAY, 10th March 2006 at 9.30 a.m.

Present Councillor G M Suttle – Chairman
 Councillor Mrs C A Bartlett
 Councillor C R Bright
 Councillor Mrs J Farrow
 Councillor Mrs C D Gainsborough
 Councillor M Hadley
 Councillor Mrs G A Marsh
 Councillor M W Pratt
 Councillor M A Tyrer

1. APOLOGIES Apologies for his inability to attend the Meeting were received from
 Councillor W S Trite.

2. ANNOUNCEMENTS

The Town Clerk announced the resignation of the Mayor, Councillor A H Miller, and that, under section 14(1) of the Local Government Act, 1972, the Council was not properly constituted until the election of his successor.

3. APPOINTMENT OF TOWN MAYOR

Proposed by Councillor Mrs C Gainsborough and seconded by Councillor C R Bright:
That Councillor Gary Maurice Suttle be appointed Town Mayor.
This proposition was carried UNANIMOUSLY.

Councillor Suttle signed the declaration of acceptance of office.

4. APPOINTMENT OF DEPUTY TOWN MAYOR

The Town Clerk informed Members that under section 15(6) of the Local Government Act, 1972, there was no legal obligation to appoint a Deputy Mayor.

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

That the position of Deputy Mayor be left vacant until
the Annual Meeting of the Council in May.

5. PLANS

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.

Councillor C R Bright 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.

The following submitted applications for permission to develop were considered.

Plan No **Applicant, Proposal, Site, & Observation.**

**Non-Delegated
Application**

6/2006/0143 **Mr Harrison**
Erect recreation room/sun lounge with balcony.
6 & 6A, Burlington Road, Swanage.
OBSERVATION: Defer unanimously for a cliff stability report.

6/2006/0153 **Turner 2K (Swanage) Ltd**
Demolish existing dwelling and erect block of four flats with associated
parking.
21, Priests Road, Swanage.
OBSERVATION: Approve.

The following application was not discussed by the Town Council as it was determined that a conflict of interest existed by virtue of a notice served upon the Council by the developer concerning the proposed inclusion of the adjoining roadway, which is in the Council's ownership.

6/2006/0163 **Swan Country Homes Ltd**
Demolish existing building and erect 30 dwellings with associated parking,
form new vehicular access.
Newton Grange, 283, High Street, Swanage.

**Delegated
Application**

6/2006/0065 **Mr M Hurd**
Install velux and dormer window. Form new balcony.
Flat 10, The Gables, 16, Victoria Avenue, Swanage.
OBSERVATION: Approve.

The following four applications were not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Swanage Bay Holiday Park is in the Council's ownership.

6/2006/0069 **Mr Warner**
Erect timber decking.
Plot 134, Swanage Bay View Holiday Park, Swanage.

6/2006/0077 **Mr & Mrs Leigh**
Erect timber decking.
Plot 259, Swanage Bay View Holiday Park, Swanage.

6/2006/0103 **Mr D Shilton**
Erect timber decking.
Plot 264, Swanage Bay View Holiday Park, Swanage.

6/2006/0126 **Mr & Mrs Vanderberg**
Erect timber decking.
Plot 234, Swanage Bay View Holiday Park, Swanage.

Councillor Mrs G A Marsh declared a personal and prejudicial interest in the following application under the Model Code of Conduct by reason of being a Member of the Mowlem Trust, and left the Meeting during its consideration.

Councillor G M Suttle declared a personal and prejudicial interest in the following application under the Model Code of Conduct by reason of a business connection with the applicant and relinquished the Chair and left the Meeting during its consideration.

Councillor Mrs C D Gainsborough assumed the Chair.

6.2006/0072 **Fortes (Swanage) Ltd**
Replace existing shop front with sliding door.
Unit 3, The Mowlem, Institute Road, Swanage.
OBSERVATION: Approve.

Councillor Mrs C D Gainsborough relinquished the Chair.

Councillor G M Suttle reassumed the Chair.

6/2006/0078 **Mr & Mrs Pride**
Erect extension to ground floor to form bedroom and dining room
and a utility room with second storey over to form a bathroom.
6, Holmes Road, Swanage.
OBSERVATION: Refuse. Consider overdevelopment of the site.

6/2006/0084 **Mr C Jones**
Removal of summer room and lean-to and erect new rear conservatory.
18, Bonfields Avenue, Swanage.
OBSERVATION: Approve.

6/2006/0086 **Truline Development Ltd**
Alterations including insertion of balconies and omission of bay windows,
amendment to fenestration to all elevations, erection of porch and
omission/amendment of roof and dormer details. Fencing and division of
open space surrounding building.
The Mulberrys, 18, Victoria Avenue, Swanage.
OBSERVATION: Refuse. The Town Council considers that the fencing and
division of the open space are wholly out of keeping with the adjacent
buildings in the area. Concern expressed that this application was not
described as retrospective, and that the Purbeck District Council's building
control section had failed to ensure adherence to the original planning
consent.

6/2006/0090 **Mr R Farmer**
Construct roof extension to form additional storage area above shop/office.
Herston Yard Farm. Washpond Lane, Swanage.
OBSERVATION: Refuse. The Town Council considers that the original
application has been flouted, and is concerned that the Purbeck District
Council's building control section has failed to ensure adherence to the
original planning consent.

6/2006/0091
LISTED
Ms Cumberbarch & Mr Langridge
Insert roof lights, Replace and repair roof tiles and timbers.
Court Cottage, 229 High Street, Swanage.
OBSERVATION: Approve. Subject to the use of materials that are in keeping.

6/2006/0093
Mr I Brake
Erect rear lean-to single storey extension and insert dormer window to facilitate loft conversion.
9, Moor Road, Swanage.
OBSERVATION: Approve.

6/2006/104
LISTED
Punch Taverns
Repairs to timber supports and reinstatement of roof.
The Anchor Inn, 30/32, High Street, Swanage.
OBSERVATION: Approve. Subject to the use of materials that are in keeping.

Councillor G M Suttle declared a personal and prejudicial interest in the following application under the Model Code of Conduct by reason of a business connection with the applicant and relinquished the Chair and left the Meeting during its consideration.

Councillor Mrs C D Gainsborough assumed the Chair.

6/2006/0106
Mr & Mrs McDonald
Insert dormer windows to facilitate loft conversion.
17, Townsend Road, Swanage, Dorset.
OBSERVATION: Refuse. Consider it would result in the overlooking and subsequent loss of privacy of the neighbouring property.

Councillor Mrs C D Gainsborough relinquished the Chair.

Councillor G M Suttle reassumed the Chair

6/2006/0107
LISTED
Mrs J Simmonds
Replacement windows and removal of stone fillet on front elevation.
Lilac Cottage, 8, Cowlease, Swanage.
OBSERVATION: Approve. Subject to the approval of the Purbeck District Council's Conservation Officer, and the legal disposal of any debris.

6/2006/0110
LISTED
Mr Wood
Install new door and windows. Make internal alterations.
The Victoria Club, 1, High Street, Swanage.
OBSERVATION: Approve.

6/2006/0111
Mr Walker
Erect split level dwelling with internal garage (revised scheme to PA 6/2004/0912).
Site adj, Denbies, Cobblers lane, Swanage.
OBSERVATION: Approve.

- 6/2006/0118 **Mr Bowry**
Erect detached Summer House/Games Room-Gym. (Retrospective).
15, Bon Accord Road, Swanage.
OBSERVATION: Approve. Subject to a 106 Agreement to prevent the building being used as a separate residential dwelling.
- 6/2006/0122 **Mr & Mrs Gousseau**
Erect side conservatory.
5, Shottsford Close, Swanage.
OBSERVATION: Approve.
- 6/2006/0124 **Mr & Mrs Hatton**
Erect single storey rear extension.
2, Argyle Road, Swanage.
OBSERVATION: Approve.
- 6/2006/0129 **Mrs Diffey & Mr Wood**
Change of use from retail outlet (Class Use A1) to café (Class Use A3).
31, & 32, Commercial Road, Swanage.
OBSERVATION: Approve. Subject to the installation of a comprehensive ventilation and extraction system, which addresses the concerns of the owners of the neighbouring properties.
- 6/2006/0131 **Mr & Mrs Brown**
Erect side extension.
46, Hoburne Park, Swanage.
OBSERVATION: Approve.
- 6/2006/0141 **Mr & Mrs Roe**
Replace existing flat roof with pitched roof. Insert windows and replace doors in east elevation.
Sticks – The Workshop, Mount Pleasant Lane, Swanage.
OBSERVATION: Approve. Subject to a section 106 Agreement to prevent any future residential use.
- 6/2006/0146 **Maxlyn Development Co Ltd**
Demolish existing dwelling and erect 9 flats, modify vehicular access – Revised scheme to PA 6/2004/1032.
3, Burlington Road, Swanage.
OBSERVATION: Approve.

Councillor G M Suttle declared a personal interest in the following application as a Member of the Purbeck District Council's Licensing Panel, remained in the Meeting, but did not vote on, propose, or second the motion.

- 6/2006/0158 **Messrs W,T,J and J Lightbown**
Removal of Condition 6 (restricting opening times to 8.00am – 11.00pm (7.00 pm for the outside decking) of PA 6/2004/0057.
Ocean Bay, 1-7, Ulwell Road, Swanage.
OBSERVATION: Approve.

- 6/2006/0159 **Mr & Mrs Hedges**
 Erect rear conservatory.
 1, Holmes Road, Swanage.
OBSERVATION: Approve.
- 6/2006/0161 **Mr Denholm**
 Erect a garage.
 42, Newton Manor Close, Swanage.
OBSERVATION: Refuse. Consider would be detrimental to the amenity space. Recommend enforcement action to return the area to its previous condition.
- 6/2006/0167 **Goadsby & Harding (Residential) Ltd.**
 Erect internally illuminated fascia and projecting sign.
 12, Station Road, Swanage.
OBSERVATION: Refuse. Contravenes the Purbeck District Council's agreed policy regarding signage.

6. PRESENTATION – NEWTON GRANGE DEVELOPMENT PROPOSAL

Representatives on behalf of Swan Country Homes were introduced and invited to make a presentation regarding the proposed development at Newton Grange, 283 High Street. It was acknowledged that this presentation was entirely unrelated to planning matters and was being made solely to inform the Town Council in its role as owner of a section of Cow Lane, which is included in the present application. Before the presentation commenced, Councillor Bright stated that although he was a member of the Purbeck District Council's Planning Board he would not be able to take any part in the planning process and was present purely as a member of Swanage Town Council.

The presentation was given in three parts. Firstly, Simon Jenkins, director of Adams Integra Housing Consultancy, provided a summary of the present planning application and the consultation process that had been undertaken. Mr Jenkins highlighted the need for affordable housing in Swanage and the importance of addressing safety issues in relation to the Cow Lane/High Street road junction. Secondly, David Crosland, the scheme's architect, set out the history of previous schemes for the site and described the architectural influences on the plan. In conclusion, Mrs Zoe Swan, director of Swan Country Homes, summarised the aims of the project and provided some background information about her company.

The Town Mayor thanked Mr Jenkins, Mr Crosland and Mrs Swan and the Town Clerk confirmed that the Town Council would make any comments on the scheme in writing. The representatives of Swan Country Homes then left the meeting and the matter was deferred for future consideration.

7. EXCLUSION OF PRESS AND PUBLIC

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. ANY OTHER MATTERS THE CHAIRMAN DECIDES ARE URGENT

(a) Swanage Railway – Proposed Kiosk

The Clerk reported on a request received from Swanage Railway for landlord's consent to the construction of a small kiosk on the platform at Swanage Station. Following a brief discussion, during which it was determined that there was no need for planning consent, it was proposed by the Town Mayor, and **RESOLVED UNANIMOUSLY:**

That landlord's consent be granted to Swanage Railway for the construction of a small kiosk on the platform at Swanage Station, as set out in a letter dated 3rd February 2006.

(b) Bank – Cheque Signatory

The Clerk drew attention to the requirement for a replacement cheque signatory to be appointed, following the recent resignation of Councillor Miller. It was proposed by Councillor Bright, seconded by Councillor Mrs Marsh and **RESOLVED UNANIMOUSLY:**

That Councillor Mrs Constance Gainsborough be authorised as a cheque signatory for the Town Council.

The Council then reaffirmed their decision that Councillors Gary Suttle, Colin Bright and Mrs Constance Gainsborough be nominated as cheque signatories.

Following discussion at the meeting of the Pavilion and Playing Fields Working Group of the King Georges Playing Field, Swanage, Charitable Trust, held on 8th March 2006, the Clerk raised the issue of a request for a separate bank account for the funds raised for the proposed pavilion. Councillor Mrs Bartlett provided background information to this request, explaining that it was primarily designed to facilitate the payment of any expenses arising from fundraising activities. It was suggested that the establishment of a separate account might encourage people to donate by reassuring them that the funds were not to be used for other purposes. However, it was explained that the proceeds of fundraising were already ringfenced for the purpose of the Pavilion. After further discussion it was proposed by Councillor Bright, seconded by Councillor Hadley and **RESOLVED UNANIMOUSLY:**

That a separate banking arrangement be made to enable the acceptance of cheques made payable to the King George's Field Pavilion Fund, and that a cash float be authorised for the payment of ad-hoc expenses in relation to the proposed fundraising event for the Pavilion, receipts to be obtained in respect of all expenditure incurred.

It was further proposed by the Town Mayor and **AGREED UNANIMOUSLY:**

That the Town Clerk use his discretion in the amount of petty cash to be drawn.

(c) Joint Staff Working Group

The Town Mayor reported on the need to appoint two new members to the Joint Staff Working Group for the period until the Town Council's annual meeting in May 2006. It was proposed by Councillor Bright, seconded by Councillor Mrs Farrow and **RESOLVED UNANIMOUSLY:**

That Councillor Mrs Gainsborough be appointed to the Joint Staff Working Group.

After further discussion, it was proposed by Councillor Mrs Marsh, seconded by Councillor Bright and **RESOLVED UNANIMOUSLY:**

That Councillor Tyrer be appointed to the Joint Staff Working Group.