

Minutes of the SPECIAL MEETING of the
Swanage Town Council held at the Town Hall
on FRIDAY, 9th March 2007 at 9.30 a.m.

Present Councillor C R Bright - Chairman
 Councillor B Audley (from 9.35 a.m.)
 Councillor Mrs J Farrow
 Councillor Mrs C Gainsborough
 Councillor M Hadley
 Councillor Mrs G A Marsh (from 9.40 a.m. until 12.05 p.m.)
 Councillor M Tyrer

In addition to Members of the Council and officers, one member of the public attended the Meeting.

1. CHAIRMAN

In the absence of the Town Mayor it was proposed by Councillor Hadley, seconded by Councillor Tyrer and **RESOLVED UNANIMOUSLY:**

That Councillor Bright chair the meeting.

Councillor Bright assumed the chair.

2. APOLOGIES Apologies for their inability to attend the Meeting were received from
 Councillors Mrs Bartlett, Pratt, Suttle and Mrs Turner.

The Chairman reminded Members that the function of this Special Meeting 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 in the capacity of Corporate Trustee of the De Moulham Trust in applications relating to the Trust.

3. PLANS The following submitted applications for permission to develop were considered.

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

**Delegated
Application**

6/2007/0063 **Paul Venn**
 Erect a two storey extension at side and a single storey extension at rear. (Revised applications to PP 6/2003/0200).
 26 Bon Accord Road , Swanage.
 OBSERVATION: Recommend approval.

Councillor Audley joined the meeting at 9.35 a.m.

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

6/2007/0064

Mr & Mrs Malia

Erect timber decking.
Plot 52, Swanage Bay View Holiday Park, Swanage.

6/2007/0069

Mr Drelin

Convert existing garage to garden room, replace flat roof with pitched roof, door with window and erect porch.
10 Atlantic Road, Swanage.
OBSERVATION: Recommend approval.

6/2007/0074

Mr & Mrs Clements

Erect new pitched roof on existing garage.
124 Kings Road West, Swanage.
OBSERVATION: Recommend approval, on the condition that the property is not subdivided to form separate dwellings.

6/2007/0077

Mr & Mrs Rouffiac

Erect front porch extension and single storey rear extension.
Widen vehicular access.
64 Park Road, Swanage.
OBSERVATION: Recommend approval. Concern was expressed over the proposed demolition of a stone wall within the Swanage conservation area.

Councillor Mrs Marsh joined the meeting at 9.40 a.m.

6/2007/0078

Mr Hillan

Erect replacement garage.
29 Mariners Drive, Swanage.
OBSERVATION: Recommend approval.

6/2007/0082

Mr White

Erect rear conservatory.
28 Victoria Avenue, Swanage.
OBSERVATION: Recommend approval.

6/2007/0083

Mrs Cummings

Erect non illuminated shop front sign and fascia panel.
86a High Street, Swanage.
OBSERVATION: Recommend refusal due to the nature of the design and the proposed materials being out of keeping with the built environment within the Swanage conservation area.

6/2007/0084

Mr Ward

Erect single storey rear extension.
7 Court Road, Swanage.
OBSERVATION: Recommend approval.

- 6/2007/0085 **Mr & Mrs Taylor**
Erect front porch.
26 Hoburne Park, Swanage.
OBSERVATION: Recommend approval.
- 6/2007/0088 **Mr O’Kane & Ms Lewis**
Erect single storey rear extension. Demolish existing single garage
and erect new double garage.
105 Bay Crescent , Swanage.
OBSERVATION: Recommend approval.
- 6/2007/0089 **Mr & Mrs Adams**
Erect rear conservatory.
65 Queens Road, Swanage.
OBSERVATION: Recommend approval.
- 6/2007/0101 **Mr D Sansom**
Erect extension at first floor to increase bedroom. Insert round
window in lounge.
5 Bonfields Avenue, Swanage.
OBSERVATION: Recommend approval.
- Councillor Mrs Farrow declared a personal interest in the following application under the Model
Code of Conduct by reason of being well known to the applicant, but as the interest was not
prejudicial remained in the meeting.
- 6/2007/0103 **Mr & Mrs Aggas**
Raise roof height and insert dormer window on side to create 2
bedrooms and a bathroom in roof space.
10 Morrison Road, Swanage.
OBSERVATION: Recommend approval.
- 6/2007/0106 **Marios & Annie Lambis**
Construct new shop front with non illuminated fascia sign.
Replace existing side door.
10 Station Road, Swanage.
OBSERVATION: Recommend refusal. The Town Council wishes to
maintain a diversity of shop fronts along Station Road. It was also
noted that inadequate information had been provided as part of the
application, as a result of the photographs being taken in poor light.
- 6/2007/0107 **Swanbrook Mews (Swanage) Management Co. Ltd**
Erect fence with gate along boundary from Kings Road West to
Court Road.
Swanbrook Mews, 68 - 70 Kings Road West, Swanage.
OBSERVATION: Recommend approval, although regret was
expressed that such fencing is deemed necessary, resulting in the loss
of an open area.

- 6/2007/0110 **Mr & Mrs M Cox**
Erect new porch at front and insert new windows on side at ground and first floor.
3 Shirley Close, Swanage.
OBSERVATION: Recommend approval.
- 6/2007/0116 **Mr & Mrs Quirey**
Erect two storey extension and first floor extension.
East End Cottage, Belvedere Road, Swanage.
OBSERVATION: Recommend refusal on the grounds that the design and scale of the development remain inappropriate and incompatible with the existing building.
- 6/2007/0119 **Golden Bengal Restaurant**
Replace windows and frames to front of restaurant at ground level.
Golden Bengal Restaurant, 343 -345 High Street, Swanage.
OBSERVATION: Recommend approval.
- 6/2007/0120
LISTED **Golden Bengal Restaurant**
Replace windows and frames to front of restaurant at ground level.
Golden Bengal Restaurant, 343 - 345 High Street, Swanage.
OBSERVATION: Recommend approval.
- 6/2007/0123 **Miss Blainey**
Erect satellite dish to front of property.
138 High Street, Swanage.
OBSERVATION: Recommend approval, subject to the satellite dish being placed in the position described in the design statement.
- 6/2007/0124
LISTED **Mr Taylor**
Make internal alterations and insert velux roof light to facilitate loft conversion.
3 Eldon Terrace, Swanage.
OBSERVATION: Recommend approval.
- 6/2007/0133 **Mr C Morgan**
Erect conservatory.
12 Vivian Park, Swanage.
OBSERVATION: Recommend approval.

4. DOG CONTROL ORDER

Further to minute 154 of the Town Council Meeting held on 29th January 2007, the Town Clerk reported that the Purbeck-wide Dog Control Order will not require that dogs be kept on leads, as previously stated. However, the Town Council have the power to request a 'dogs on lead' order to cover any of the areas in its ownership. It was also noted that all dogs must be kept on a lead when on pavements in areas where a 30 mph speed limit is in force.

During discussion it was argued that some greater restrictions were necessary along alleyways and footpaths away from roads, although it was also noted that it was important that dogs were able to exercise freely in some areas.

Members considered options to designate specific areas but after a lengthy discussion it was proposed by Councillor Hadley, seconded by Councillor Tyrer and **RESOLVED UNANIMOUSLY:**

That the Town Council should monitor the effectiveness of the new Purbeck-wide enforcement measures and carry out public consultation through a future edition of Swanage Matters.

5. PROVISION OF CROSSING – BALLARD STORES

Councillor Bright declared a personal interest in this item as a resident of Ulwell Road, but as this interest was not prejudicial remained in the meeting.

The Town Clerk introduced a letter received from Dorset County Council requesting the consideration of a pedestrian crossing near to Ballard Stores. It was proposed by Councillor Hadley, seconded by Councillor Mrs Marsh and **RESOLVED UNANIMOUSLY:**

That the Town Council support the proposed research into the installation of a pedestrian crossing in the vicinity of Ballard Stores.

6. LAND FOR FUTURE DEVELOPMENT – PDC CONSULTATION

Reference was made to a consultation exercise being carried out by Purbeck District Council to identify land available for future development, including housing, employment, shopping and community use. Particular attention was given to the need for affordable housing.

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

That Purbeck District Council be requested to consider publicising this consultation exercise in the press and request that responses be collated by town and parish councils prior to being forwarded to the District Council.

7. VICTORIA AVENUE – EMMANUEL BAPTIST CHURCH

Further to minute 3 of the Policy and Resources Meeting held on 19th February 2007, the Town Clerk reported on a meeting that he had attended on 28th February 2007 relating to the use of the Chapel in Howard Road as a Sure Start Centre. To facilitate this, the Emmanuel Baptist Church require the Town Council's decision in relation to the provision of public conveniences in their proposed new building at Herston.

It was proposed by Councillor Hadley, seconded by Councillor Tyrer and **RESOLVED UNANIMOUSLY:**

That the Town Council agree in principle to proposals subject to the provisions for public access to conveniences being incorporated into either the design of the new Emmanuel Baptist Church at Herston or provided separately.

It was further proposed by Councillor Mrs Marsh, seconded by Councillor Hadley and **RESOLVED UNANIMOUSLY:**

That the Town Clerk, Town Mayor, Deputy Mayor and Councillor Bright be given delegated authority to negotiate the terms of agreement regarding the leasing of the Town Council's land at Herston.

8. CAMPERVAN ON-STREET PARKING PROPOSALS – FORMATION OF CONSULTATIVE SUB-COMMITTEE

Further to minute 163 (d) of the meeting of the Town Council held 26th February 2007, it was suggested that a small Committee or Working Group be appointed to hear the views of both those in favour and those against the proposed revocation of the Traffic Regulation Order, relating to the parking of campervans in north Swanage. The Town Clerk stated that the Car Parking Adjudication Panel, which met in May 2006, provided a possible model for discussions.

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

That the matter be delegated to the Car Parking Best Value Review Working Group.

9. SANDPIT FIELD – DELEGATION OF AUTHORITY TO MEET USER GROUPS

The Town Clerk highlighted the need to liaise with the users of Sandpit Field over arrangements for events this summer. It was proposed by Councillor Mrs Marsh, seconded by Councillor Hadley and RESOLVED UNANIMOUSLY:

That a small Sub-committee be established reporting to the Tourism and Environmental Committee.

It was further RESOLVED:

That the Sub-committee establish its own terms of reference, to be ratified by the Tourism and Environmental Committee.

It was proposed by Councillor Bright, seconded by Councillor Hadley and RESOLVED UNANIMOUSLY:

That Councillors Mrs Bartlett and Mrs Turner be appointed to the Sub-committee, and that the Tourism and Environmental Committee be granted authority to nominate other members.

10. ITEMS OF INFORMATION AND MATTERS FOR FORTHCOMING AGENDAS

The issue of a new roof on the Football Club building was raised and it was agreed that this should be put on the agenda of the inaugural meeting of the James Day Charitable Trust.

A number of traffic safety issues were raised, including the possible need for a crossing at the bottom of Stafford Road and poor visibility at the exit from Kings Road East due to parked cars. It was agreed that these issues will be placed on the next appropriate agenda.

It was reported that questions had been asked at a recent meeting of the Pier Trust about the Town Council's preparations for the 2012 Olympics. It was agreed that this would be placed on the agenda for the next Tourism and Environmental Committee.

Concerns were raised relating the fencing off of a ditch at King George's Field and it was agreed that this item would be discussed at the next meeting of the King George's Field Charitable Trust.

It was noted that there had recently been a number of landslips at North Beach and an additional one in Durlston Bay, and it was agreed that Purbeck District Council should be informed as the Coastal Protection Authority.

Councillor Mrs Marsh left the meeting at 12.05 p.m.

It was reported that the Swanage Regatta and Carnival Committee had requested permission to hold a balloon race from the former shelter site on the seafront. It was noted that this was a matter that could be agreed by the Information Centre Manager as part of her management of that site.

11. EXCLUSION OF PRESS AND PUBLIC

Proposed by the Chairman, 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 matter.

12. LEGAL MATTERS - UPDATE

Members were informed of a draft proposal in relation to the future of the Swanage Bay View Holiday Park and it was agreed that the matter would be discussed at a later date.

13. CCTV – UPDATE

The Town Clerk reported that a number of technical issues remained unresolved and therefore management of the system had not yet been transferred to Swanage Police.

The Meeting closed at 12.20 p.m.