

Minutes of the SPECIAL MEETING of the
Swanage Town Council held at the Town Hall
on FRIDAY, 5th May 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.

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.

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

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

**Non-Delegated
Application**

6/2006/0290 **Mr Denton**
 Replace roof and extend outbuilding
 4, Old Coastguard Cottages, Peveril Point, Swanage.
 OBSERVATION: Approve.

The following two applications were not discussed, due to the fact that the Town Council is the applicant.

6/2006/0291 **Swanage Town Council**
 LISTED Install CCTV Equipment (Retrospective)
 The White Swan, High Street, Swanage.

6/2006/0292 **Swanage Town Council**
 LISTED Install CCTV Equipment (Retrospective)
 East Bar, High Street, Swanage.

Councillors Mrs C A Bartlett and M A Tyrer declared a personal interest in the following application under the Model Code of Conduct by reason of being personally acquainted with the applicant and left the Meeting during its consideration.

6/2006/0296 **Mrs Mutter**
Change of use of land for siting of mobile unit for sales of hot food, form new vehicular access.
114, Victoria Avenue, Swanage.
OBSERVATION: Refuse, Consider the proposed vehicular access would be dangerous, and that the location is inappropriate.

The following application was not discussed, due to the fact that the Town Council is the applicant.

6/2006/0300 **Swanage Town Council**
Install CCTV Equipment (Retrospective)
East Bar and The White Swan, High Street, Swanage.

6/2006/0306
LISTED **Ms Cumberbarch & Mr Langridge**
Insert window and make internal alterations
Court Cottage, 229, High Street, Swanage.
OBSERVATION: Approve. Subject to the use of materials that are appropriate.

6/2006/0309
LISTED **Mr Vacher & Ms Baird**
Install new timber sash windows and new front door. Erect balcony and stairs. Replace rear ground floor window with glazed doors onto new balcony.
120, High Street, Swanage.
OBSERVATION: Approve. Subject to the use of materials that are appropriate.

6/2006/0321 **Mr Robinson**
Loft conversion including dormer windows and second storey rear extension to convert existing second storey flats into two maisonettes.
4 & 5, The Parade, Swanage.
OBSERVATION: Approve.

6/2006/0324
LISTED **Mr & Mrs Williams**
Form access from kitchen to the courtyard garden by creation of french doors and steps.
The Old Rectory, 41, Kings Road West, Swanage.
OBSERVATION: Approve. Subject to the use of materials that are appropriate.

The following two 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.

6/2006/0328 **Mr & Mrs Raab**
Erect timber decking.
Plot 200, Swanage Bay Holiday Park,

- 6/2006/0329 **Mr & Mrs Williams**
Erect timber decking.
Plot 197, Swanage Bay Holiday Park,
- 6/2006/0339 **Mr R & S Farmer**
1) Stationing of seven caravans for holiday lets on OS 4686 in breach of condition 2 of PA 6/1978/0520.
2) Siting of three mobile homes and 1 timber chalet for holiday lets on OS 4682.
3) Use of fields (OS 6146, 6356 and 8360) south of main campsite for camping May to October, in breach of condition 8 of PA 6/1978/0520.
4) Use of field (OS 5846) for camping May – October in breach of condition 8 of PA 6/1978/0520.
5) Use of two buildings sited on OS 5979 and S 5970, known as ‘the haybarn’ used for storage in association with campsite and ‘The Workman’s Mess’ used in association with campsite.
6) Use of land to south of farmhouse laid to ground for turning and passing of vehicles.
7) Use of timber annexe to farm house for holiday lets.
Certificate of Lawful Use needed for existing uses and building.
Herston Yards Farm & Camping Site, Washpond Lane, Swanage.
OBSERVATION: Defer for further investigation by the Purbeck District Council into the claims concerning the previous use of the site made by the applicants, possibly with the use of aerial photographs. The Town Council is surprised that, as the applicants acquired the site comparatively recently, they are able to make a judgement as to its uses prior to their acquisition.
- 6/2006/0345 **Judge M Rutherford**
Demolish section of boundary wall.
Dormy House, Sentry Road, Swanage.
OBSERVATION: Approve. Subject to the rebuilt wall being the same height as the original.
- 6/2006/0348 **Mr Kelly**
Erect rear conservatory.
22, Jubilee Road, Swanage.
OBSERVATION: Approve.
- 6/2006/0358 **Mr & Mrs Ross**
Erection of timber fence and gates to entrance and change existing ménage to tennis court with new fencing.
Cauldron Barn farm, Swanage.
OBSERVATION: Approve.
- 6/2006/0359 **Mr & Mrs Ross**
Alterations and additions to existing building to form gymnasium.
Cauldron Barn farm, Swanage.
OBSERVATION: Approve.

- 6/2006/0360
LISTED
Mr & Mrs Ross
Alterations and additions to existing building to form gymnasium.
Cauldron Barn farm, Swanage.
OBSERVATION: Approve. Subject to the use of materials that are appropriate.
- 6/2006/0365
Mr & Mrs Kerley
Demolish existing garage and erect two self contained flats, modify existing access.
35, High Street, Swanage.
OBSERVATION: Approve.
- 6/2006/0366
LISTED
Mr & Mrs Kerley
Demolish existing garage and erect two self contained flats, modify existing access.
35, High Street, Swanage.
OBSERVATION: Approve. Subject to the use of materials that are appropriate.
- 6/2006/0367
Mr Watson
Erect single storey rear extension and first floor side extension above garage.
113, Kings Road, Swanage.
OBSERVATION: Approve.
- 6/2006/0372
R Rowland
Alterations including new dormer window on east elevation to facilitate creation of bathroom on first floor level. Erect replacement double garage on site of existing.
16, Lighthouse Road, Swanage.
OBSERVATION: Approve. Concern expressed regarding the poor quality of the submitted plans.
- 6/2006/0375
Isle of Purbeck Arts Club.
Change of use from Class B1 to assembly and leisure D2.
17A Commercial Road, Swanage.
OBSERVATION: Approve.

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 Holiday Park is in the Council's ownership.

- 6/2006/0376
Mr I Carter
Erect timber decking
Plot 173A, Swanage Bay View Holiday Park, Swanage.
- 6/2006/0377
Mr T Merrick
Erect single storey rear extension.
53, De Moulham Road, Swanage.
OBSERVATION: Approve.

6/2006/0378 **Mr Wood**
Replacement of club signage retaining the existing illumination.
Bar One Club, Royal Victoria Apartments, High Street, Swanage.
OBSERVATION: Approve. Subject to the signage conforming to the
Purbeck District Council's agreed policy.

6/2006/0379 **Mr Wood**
LISTED
Replacement of club signage retaining the existing illumination.
Bar One Club, Royal Victoria Apartments, High Street, Swanage.
OBSERVATION: Approve. Subject to the signage conforming to the
Purbeck District Council's agreed policy.

6/2006/0380 **Mr & Mrs Prior**
Erect rear conservatory.
11, Mariners Drive, Swanage.
OBSERVATION: Approve.

The following application was not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Recreation Ground is in the Council's ownership.

6/2006/0386 **Swanage Town Council**
Change of use to family games room and restaurant/café/hot food takeaway
(Retrospective).
Recreation Ground, rear of Rempstone Road, Swanage.

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

6/2006/0388 **Swanage Town Council**
Change of use from beach hut to snack kiosk.
The Beach, Shore Road, Swanage.

Councillors Mrs G A Marsh and G M Suttle declared a personal interest in the following agenda item under the Model Code of Conduct by reason of being personally acquainted with the members of the Swanage Sea Rowing Club and remained in the Meeting during its consideration.

3. SANDPIT FIELD

The Clerk presented a letter from the Swanage Sea Rowing Club requesting the use of the Sandpit Field. It was AGREED:

That permission be granted to the Swanage Sea
Rowing Club for the use of the Sandpit Field on
Saturday 27th May 2006.

Councillor G M Suttle declared a personal and prejudicial interest in the following agenda item 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 C R Bright assumed the Chair.

4. ANY MATTERS THAT THE CHAIRMAN DECIDES ARE URGENT

Further to Minute 16 of the Special Meeting of the Council held on 20th March 2006, Councillor Bright expressed his continued concern over the signage on the Council-owned vehicle provided for use by the toilet cleaning contractor.

After a brief discussion it was RESOLVED:

That, in the absence of the Town Clerk, the matter be deferred for further consideration at the next meeting of the Council held to discuss Policy and Resources matters on 15th May 2006.

Councillor C R Bright relinquished the Chair.

Councillor G M Suttle reassumed the Chair.

5. EXCLUSION OF PRESS AND PUBLIC

It was proposed by the Town Mayor, seconded by Councillor Mrs. Gainsborough, 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.

Councillor Mrs C Gainsborough declared a personal interest in the following agenda item under the Model Code of Conduct by reason of being a close relation of the Chairman of the Swanage Town and Community Partnership, and remained in the Meeting during its consideration.

Councillor Mrs J Farrow declared a personal interest in the following agenda item under the Model Code of Conduct by reason of being Vice Chairman of the Swanage Town and Community Partnership, and remained in the Meeting during its consideration.

Councillor Mrs G Marsh declared a personal interest in the following agenda item under the Model Code of Conduct by reason of being a representative the Swanage Town and Community Partnership, and remained in the Meeting during its consideration.

Councillor M Pratt declared a personal interest in the following agenda item under the Model Code of Conduct by reason of being Vice Chairman of the Purbeck Citizens Advice Bureau, and remained in the Meeting during its consideration.

Councillor G M Suttle declared a personal interest in the following agenda item under the Model Code of Conduct by reason of having a business connection with the Kings Church, and remained in the Meeting during its consideration.

Councillor C R Bright stated that if planning matters were discussed under the following agenda item he would not vote on, or propose, or second any motion, by reason of being an elected member of the Purbeck District Council's Planning Board.

6. SWANAGE MULTI FUNCTION CENTRE - PRESENTATION

Mrs Ann Faulkner, chairman of the Swanage Town and Community Partnership, was invited to address the meeting on the recently published Feasibility Study relating to the proposed Swanage Multi-Function Centre. Mrs Faulkner stated that the aims of her presentation were to seek reaffirmation of the Council's support for the Multi-Function Centre project, and secondly to discuss a number of potential sites.

The presentation consisted of an overview of the summary of the Feasibility Study that had been previously circulated to Councillors. This dealt with the project's vision and objectives, outputs, spatial requirements, financial sustainability, potential partnerships and sites.

During the discussion that followed it was established that SWRDA (the South West Rural Development Agency) would fund the revenue costs of the project, greatly supporting the centre's sustainability. Councillors were pleased to note that the Town Council, and the ratepayers of Swanage, would not be facing a financial burden as a result of this project.

The fact that the building was not designed as a sports centre was highlighted and it was noted that there would only be one meeting room for local clubs and societies because of the number of alternative sites available in Swanage. Some concern was expressed over the level of commitment of the identified partners to the project.

In conclusion, although Members were broadly in favour of the Multi-Function Centre project, they wished to read the Feasibility Study in full prior to giving the Council's formal support, or discussing potential sites. It was noted that a copy of the full Feasibility Study was available for public consultation at the Town Hall. After further discussion it was AGREED:

That the matter be deferred for further consideration at the next meeting of the Council held to discuss Policy and Resources matters on 15th May 2006.

Mrs Faulkner left the meeting at 11.23 a.m.

Councillors Mrs Bartlett, Mrs Gainsborough and Pratt left the meeting at 11.30 a.m.

7. CAPITAL WORKS

Members discussed a Briefing Note giving details of urgent items of capital expenditure, including the Stone Quay and Revetment, Town Hall Car Park, Seymer Road Wall and Beach Gardens Pavilion. Further to Minute No. 183 of the Council Meeting held on 27th March 2006, Minute No. 9 (a) of the Special Meeting of the Council held on 10th April 2006 and Minute No. 208 (a) of the Council Meeting held on 24th April 2006, the critical importance of the Stone Quay and Revetment repairs was noted. A Memo from the Town Council's Operations Manager was read, setting out Health and Safety concerns relating to the Town Hall Car Park. Possible remedial work was discussed, including the fixing of warning signs. After further discussion it was PROPOSED by Councillor Bright, SECONDED by Councillor Mrs Farrow and RESOLVED UNANIMOUSLY:

That works to the Stone Quay totalling £9,661 be approved, that confirmation be given of the commencement of work to the Revetment area totalling £6,000 and that the proposed work to the Seymer Road Wall and Beach Gardens Pavilion be deferred to enable accurate costings to be acquired.

It was further AGREED:

That the Town Hall Car Park be swept and that further quotations be obtained, including one for a soft chippings surface.

The Meeting closed at 11.55 a.m.