

Minutes of the SPECIAL MEETING of the  
Swanage Town Council held at the Town Hall  
on FRIDAY, 6th October 2006 at 9.30 a.m.

Present                      Councillor M W Pratt - Chairman  
                                  Councillor Mrs C A Bartlett  
                                  Councillor C R Bright  
                                  Councillor Mrs J Farrow  
                                  Councillor M Hadley  
                                  Councillor Mrs G A Marsh  
                                  Councillor Mrs A Turner  
                                  Councillor M A Tyrer

**Public Participation Time**

There were no members of the public in attendance.

**1. CHAIRMAN**

In the absence of the Town Mayor, Councillor Pratt assumed the chair.

**2. APOLOGIES**        Apologies for their inability to attend the Meeting were received from  
                                  Councillors G M Suttle, B J Audley, Mrs C D Gainsborough and 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.

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

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

**Non - Delegated  
Application**

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.

6/2006/0840            **Swan Country Homes Ltd**  
Demolish existing buildings and erect 24 dwellings with associated parking and landscaping; form new vehicular access.  
283 Newton Grange, Swanage.

**Delegated  
Application**

6/2006/0772            **Miss Downtown**  
LISTED                 Rebuild chimney, replace and re-size gas boiler and flu. Re-point east flank wall.  
369 High Street, Swanage.  
**OBSERVATION:** Recommend approval.

6/2006/0777            **Mrs K Delahay**  
Erect stable block.  
California Farm, Priests Way, Swanage.  
**OBSERVATION:** Recommend approval, with the condition that the stables are for private, rather than commercial, use. Members questioned the need for separate access to the stable block. Concern was also expressed that the existing facilities are already being used for commercial purposes and that appropriate enforcement action should be taken.

6/2006/0781            **Mr Johns**  
Rebuild front porch, extend kitchen into utility room. Rebuild and extend WC and erect new utility room.  
58 Victoria Avenue, Swanage.  
**OBSERVATION:** Recommend approval.

Councillor Mrs J Farrow declared a personal interest in the following application under the Model Code of Conduct by reason of being an associate of the applicant, and remained in 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 an associate of the applicant, and remained in the Meeting during its consideration.

6/2006/0784            **N Lockwood**  
Internal alterations to ground floor to create one extra flat.  
9 Highcliffe Road, Swanage.  
**OBSERVATION:** Recommend approval, subject to there being appropriate parking provision.

6/2006/0785            **Mr & Mrs Brown**  
Erect a two story extension at rear.  
24 Victoria Avenue, Swanage.  
**OBSERVATION:** Recommend approval.

6/2006/0788           **Mr L Hedger**  
Erect a wooden cabin at rear of garden.  
Flat 1, 135 High Street, Swanage.  
**OBSERVATION:** Recommend approval, subject to there being no overlooking of neighbouring properties and conditional upon the cabin not being used for separate occupation.

6/2006/0792           **M J Blanchard**  
Sub division of property to form five independent residential units of accommodation - Certificate of lawfulness existing.  
55A High Street, Swanage.  
**NO OBSERVATION**

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.

6/2006/0799           **P M Freeman**  
Erect raised timber decking.  
Plot 98, Swanage Bay View Holiday Park, Swanage.

6/2006/0801           **Shaftesbury Housing**  
Erect a garden shed/store.  
Burr Stone Mead, Swanage.  
**OBSERVATION:** Recommend refusal due to inappropriate design.

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.

6/2206/0810           **Mr & Mrs Morling**  
Erect wooden decking with glass panels.  
Plot 170, Swanage Bay View Holiday Park, Swanage.

6/2206/0829           **Mr Robinson**  
Loft conversion to include roof top garden and new dormers to the rear.  
4 & 5 The Parade, Swanage.  
**OBSERVATION:** Recommend approval.

6/2006/0831           **Ms Campbell**  
Erect extension and first floor balcony, subdivide existing flat to form two flats.  
Flat 1, Seashells, 7 Burlington Road, Swanage.  
**OBSERVATION:** Recommend approval, subject to there being no overlooking and appropriate parking provision.

6/2006/0834

**Mr & Mrs Watts**

Erect front porch and balcony to rear and side of property.

2 Salisbury Road, Swanage.

**OBSERVATION:** Recommend approval.

#### **4. ITEMS OF INFORMATION AND MATTERS FOR FORTHCOMING AGENDAS**

Members raised the following issues to be placed on the agenda of the next Caravan Park Committee meeting, scheduled for Wednesday 18<sup>th</sup> October:

- i) complaints re. trees opposite the Bay View Holiday Park
- ii) complaints and comments re. swimming pool and changing rooms.

Councillor Tyrer noted that he had recently attended a meeting of the Older People's Partnership, as distinct from the Older People's Forum and expressed his willingness to be the Council's nominated representative. It was agreed to put this on the agenda for the next Council meeting.

Further to minute 5 of the minutes of the meeting of the Cemetery Committee, held on 22<sup>nd</sup> September 2006, Members were informed of a quotation for resurfacing roadways at Godlingston cemetery. This had been agreed as an urgent item of expenditure so that it could be undertaken at the same time as remedial work to the Town Hall Car Park, thereby saving the Town Council £3,235. Concern was expressed that the roadways and paths at the cemetery should have adequate edging and that the pooling of water arising from the recent resurfacing works in the Town Hall Car Park should be remedied by the contractor.

#### **5. APPOINTMENT OF BEACH GARDENS BEST VALUE REVIEW WORKING GROUP**

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

That the Beach Gardens Best Value Review Working Group be comprised of the Core Group (viz. the Town Mayor, Deputy Mayor, Councillors Bright and Mrs Farrow) and Councillor Mrs Turner.

It was agreed that, in the absence of the Town Mayor, setting the date for the next meeting should be deferred.

#### **6. EXCLUSION OF PRESS AND PUBLIC**

Proposed by the Chairman, seconded by Councillor Mrs Farrow, 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.

#### **7. URGENT MATTERS ARISING FROM THE MEETING OF THE CARAVAN PARK BEST VALUE REVIEW WORKING GROUP, HELD 4<sup>TH</sup> OCTOBER 2006**

The Chairman updated fellow Members on discussions at the meeting of the Caravan Park Best Value Review Working Group, held on Wednesday 4<sup>th</sup> October 2006. Having regard to the urgent nature of the business, it was proposed by Councillor Hadley, seconded by Councillor Mrs Turner and **RESOLVED UNANIMOUSLY:**

That the following extract from the Minutes of the meeting of the Caravan Park Best Value Review Working Group held on 4<sup>th</sup> October 2006 be approved and adopted.

Extract:

(a) **Future Business Strategy**

Further to Minute No. 2 of the Meeting of the Caravan Park Best Value Review Working Group held on 31<sup>st</sup> August 2006, the Clerk reported on further information obtained from other local authorities regarding the operation of Holiday Parks by local councils (as referred to in submissions received from the consultant chartered surveyors and valuers), together with references relating to the specific companies who had submitted options for the future business strategy to be adopted at the Swanage Bay View Holiday Park.

Detailed and lengthy consideration was then given to the business terms submitted from each company, following which, it was proposed by Councillor Mrs. Farrow and seconded by Councillor Bright:-

To recommend that Humberts Leisure be appointed as Consultants to undertake a review of the strategic options in respect of the future operation of the Swanage Bay View Holiday Park.

Upon being put to the Meeting, TWO Members voted IN FAVOUR of the Proposition and TWO AGAINST. The Chairman used his casting vote IN FAVOUR of the Proposition, which was then declared CARRIED.

The meeting closed at 10.25 a.m.