

Minutes of the **MONTHLY MEETING** of the Swanage
Town Council held at the Town Hall, Swanage on
MONDAY, 6th JULY 2009 at 7.00 p.m.

PRESENT:-

Councillor M.W. Pratt (Town Mayor) – Chairman

Councillor Mrs. C. Gainsborough JP

Councillor L. Gloyn-Cox

Councillor M. Hadley

Councillor Mrs. G.A. Marsh

Councillor Mrs. A. Patrick

Councillor S. Poultney

Councillor G.M. Suttle

Councillor W.S. Trite

Councillor M. Whitwam

In addition to Members of the Council and officers, 8 members of the public attended the Meeting.

Public Participation Time

MR. I. SAUNDERS referred to ground works that were being carried out on the former Shore House site and enquired whether amended plans had been submitted for consideration.

He also referred to planning application No. 6/2009/0313 in respect of 5 Station Road, Swanage, and expressed concern at the proposed roof extension. He also drew attention to what he believed to be existing infringements of the original planning consent.

MRS. J. SCILEPPE-LOWSON referred to her previous request for the installation of a shower on Shore Road in the vicinity of the Mowlem, and enquired whether the matter would be progressed as she had made a contribution towards the cost of this facility.

In the absence of a clergyman, Councillor Mrs. Marsh offered a short prayer before the commencement of the Meeting.

The Council Meeting commenced at 7.15 p.m.

31. **APOLOGIES**

An apology for his inability to attend the Meeting was received from Councillor Bright.

32. **MINUTES**

(a) Proposed by Councillor Mrs. Gainsborough, seconded by Councillor Whitwam, and **RESOLVED UNANIMOUSLY:-**

That the Minutes of the Special Meeting of the Council held to discuss policy matters on 29th May 2009 be approved as a correct record and signed.

- (b) Proposed by Councillor Hadley, seconded by Councillor Mrs. Marsh, and
RESOLVED UNANIMOUSLY:-

That the Minutes of the Monthly Meeting of the Council held on 1st June 2009 be approved as a correct record and signed.

Arising from Minute No. 17 (7), Councillor Trite wished to clarify that although it had been resolved that a debt of £28,004.16 be written off, it was intended that recovery of the debt be pursued.

- (c) Proposed by the Town Mayor, seconded by Councillor Mrs. Gainsborough, and
RESOLVED:-

That the Minutes of the Special Meeting of the Council held to discuss policy and planning matters on 15th June 2009 be approved as a correct record and signed.

- (d) Proposed by the Town Mayor, seconded by Councillor Whitwam, and
RESOLVED UNANIMOUSLY:-

That the Minutes of the Special Meeting of the Council held to discuss policy and planning matters on 26th June 2009 be approved as a correct record and signed.

33. **PLANS**

Under the Model Code of Conduct, Members declared a formal interest in the capacity of Corporate Trustee of the De Moulham Estate Trust in applications relating to the Trust.

Councillor Mrs. Marsh did not vote on, or propose, or second any of the motions on the following planning applications, by reason of being a Member of the Purbeck District Council's Planning Board.

Plan No

Delegated Applications

6/2009/0297

Mr A Kerins

Erect rear extension with balcony over.
6 Salisbury Road, Swanage.

OBSERVATION: No objection.

6/2009/0300

Maxlyn Development Co. Ltd.

Alterations to parking arrangements. (Revised scheme to PP 6/2005/0797).

25 Rabling Road, Swanage.

OBSERVATION: No comment, pending possible future discussions by the Town Council as the corporate trustee of the De Moulham Estate Trust.

6/2009/0304

Mr C McBeath

Remove existing garage, erect front extension and porch. Erect conservatory and create driveway and turning space.

12 Locarno Road, Swanage.

OBSERVATION: No objection.

- 6/2009/0305 **Mr J Pace**
 Enclose existing rear balcony to form extension. Enclosure of loggia at rear lower ground floor level. Raise height of boundary wall and terracing of rear garden.
 3 Newton Road, Swanage.
OBSERVATION: Recommend refusal on the grounds of overdevelopment.
- 6/2009/0306 **Mr J Pace**
 Demolish existing porch and erect front kitchen extension. Remove existing shed and erect garage with garden room over.
 3 Newton Road, Swanage.
OBSERVATION: Recommend refusal on the grounds of overdevelopment.
- 6/2009/0312 **Mrs P Keeling & Mr M Levy**
 Change of use of ground floor from use classes A1 (shops) and A2 (financial and professional services) to use classes A1 (shops), A2 (financial and professional services) and A3 (restaurants and cafes).
 5 Station Road, Swanage.
OBSERVATION: No objection, subject to the Planning Authority being satisfied that due consideration has been given to limiting the impact of any kitchen ventilation system on neighbour amenity.
- 6/2009/0313 **Mrs P Keeling & Mr M Levy**
 Erect roof extension to form one unit of residential accommodation.
 5 Station Road, Swanage.
OBSERVATION: Recommend refusal. The proposed extension is out of keeping in this location and would set an unwelcome precedent.
- 6/2009/0326 **Mr G Young**
 Erect four dormers and re-arrange floor plan of existing loft conversion.
 25 Hillview Road, Swanage.
OBSERVATION: No objection.
- 6/2009/0327 **Mr C Weeks**
 Extend existing dormer window and insert additional window.
 3 Park Road, Swanage.
OBSERVATION: Recommend refusal. The proposed alterations would be inappropriate within the Swanage Conservation Area.
- 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.
- 6/2009/0329 **Mr A Cousins**
 Erect timber decking.
 Plot 219, Swanage Bay View Holiday Park, Panorama Road, Swanage.

6/2009/0333 **Mr M Storer**
Erect 2 flag poles with flags. (Retrospective).
1 The Old Stone Quay, High Street, Swanage.
OBSERVATION: No objection.

6/2009/0334 **Food Programme Delivery, Orchid Group**
Erect 15 non-illuminated directional signs.
Co-op Food Store, Kings Road West, Swanage.
OBSERVATION: No objection.

Councillors Mrs Patrick and Suttle declared personal interests in the following application under the Model Code of Conduct, by reason of a business association, and as these were prejudicial interests left the meeting during its consideration.

6/2009/0338 **Admiral Taverns Ltd**
LISTED Re-render east elevation.
The White Horse, 11 High Street, Swanage.
OBSERVATION: No objection.

34. **CHAIRMAN'S ANNOUNCEMENTS**

The Mayor had no specific announcements to make at the present time.

35. **EVENT CAR PARKING**

Consideration was given to car parking arrangements and charges to be levied during special events i.e. Carnival, Festivals etc.

Following discussion, it was proposed by Councillor Poultney, seconded by Councillor Mrs. Patrick, and **RESOLVED UNANIMOUSLY:-**

That the Chairman of the Transport Committee and/or the Chairman of the Tourism Committee, together with the Town Clerk, be given delegated authority in respect of the car parking arrangements for special events and that a charge of £5.00 per car be levied for event car parking.

36. **SKATE PARK – REFRESHMENT FACILITY**

A letter was submitted from Mrs. Lorna Haines, fundraiser for Y-Axis, requesting permission for Waterfront Catering (vendors at Swanage Market), to provide refreshment facilities at the play area in King George's Field for a trial period during the weekend 18th/19th July 2009.

It was proposed by Councillor Gloyn-Cox and seconded by Councillor Hadley:-

That the request be approved.

During the ensuing discussion, issues were raised regarding the timing of the trial period and the possible provision of the service by local traders. After further consideration, the proposition was then withdrawn by the proposer and seconder.

Members were very appreciative of the support given to the Y-Axis group by Mrs. Haines, but felt that further consideration should be given to the matter.

It was proposed by Councillor Poultney and seconded by the Town Mayor:-

That the matter be deferred to enable further discussions to be held on the matter.

Upon being put to the Meeting, SEVEN Members voted IN FAVOUR of the Proposition and there were TWO ABSTENTIONS, whereupon the Proposition was declared CARRIED.

37. **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

Further to Minute No. 2 of the Special Meeting of the Council held on 20th April 2009, and Minute No. 7 of the Special Meeting of the Council held on 15th June 2009, consideration was again given to the Strategic Housing Land Availability Assessment.

During the ensuing debate, Members acknowledged the links to the Regional Spatial Strategy, and it was proposed by Councillor Trite, seconded by the Town Mayor, and RESOLVED:-

That no additional sites be identified for the Strategic Housing Land Availability Assessment.

38. **LICENCE APPLICATIONS**

The Town Mayor and Councillor Suttle declared personal interests in this item under the Model Code of Conduct, by reason of being members of Purbeck District Council's Licensing Panel.

(a) **Subway, 8 Station Road**

Consideration was given to an e-mail received from the Licensing Officer of Purbeck District Council seeking the Town Council's observations on an application for a Late Night Refreshment only licence – open until 0230 (0400 Fridays and Saturdays) in respect of Subway, 8 Station Road, Swanage. During the ensuing discussion, Members expressed concern that the late opening hours requested may encourage young people to congregate in the area after the pubs and clubs had closed, and could result in anti-social behaviour. It was proposed by Councillor Suttle, and seconded by Councillor Trite:-

That a letter be sent to Purbeck District Council recommending that a Late Night Refreshment only licence in respect of Subway, 8 Station Road, Swanage be restricted to 0100 hours.

(b) **Fortes Coffee Bar, Units 3 and 4 The Mowlem**

Before consideration of this item, Councillors Mrs. Patrick and Suttle declared their interest under the Model Code of Conduct by reason of a business association with the applicant, and as their interest was prejudicial, they left the Meeting during the debate.

Councillor Mrs. Marsh declared a personal interest under the Model Code of Conduct by reason of being a Trustee of the Mowlem, and as her interest was prejudicial, she also left the Meeting during the debate.

Consideration was given to an e-mail received from the Licensing Officer of Purbeck District Council seeking the Town Council's observations on an application for a Late Night Refreshment and alcohol sales licence – open 0900 to 12 midnight on all days – in respect of Fortes Coffee Bar, Units 3 and 4 The Mowlem.

It was proposed by Councillor Trite, seconded by Councillor Whitwam, and RESOLVED UNANIMOUSLY:-

That no objection be raised to the granting of a Late Night Refreshment and alcohol sales licence – open 0900 to 12 midnight on all days – in respect of Fortes Coffee Bar, Units 3 and 4, The Mowlem.

39. **REPORTS FROM COUNCIL REPRESENTATIVES ON OUTSIDE ORGANISATIONS**

(a) **Dorset Age Forum**

Councillor Gloyn-Cox presented a Report on the Purbeck Locality meeting and the annual County Wide meeting of the Dorset Age Forum which he had attended during June. The same theme "Transforming Social Care" had been

addressed at both meetings. He reported that “Self Directed Support” would be rolled out across Dorset in September 2009 and be completed within 12 months. It was considered that as the programme develops it should be monitored closely for unintended consequences.

(b) **Dorset Coast Forum**

Councillor Gloyn-Cox updated members on matters relating to the off-shore wind farm proposals. Details would be published on the Dorset Coast Forum website, but it was currently intended that work would commence in 2013.

(c) **Durlston Country Park**

Councillor Hadley reported that tenders had been invited for the proposed works at Durlston Country Park.

(d) **Purbeck Community Partnership**

Councillor Mrs. Marsh reported that the Annual General Meeting of the Purbeck Community Partnership had been held on Saturday, 4th July 2009.

40. **REPORTING OF DELEGATED MATTERS**

The Town Clerk reported that, under delegated authority, the following expenditure had been approved:-

Playground Equipment, Recreation Ground (Recommendation following RoSPA Inspection)	£13,000 approx.
Footpath Resurfacing, Prince Albert Gardens (Health & Safety requirement)	£12,000 approx.
Footpath Resurfacing, The Downs, Seymer Road (Health & Safety requirement)	£11,000 approx.

41. **METEOROLOGICAL RECORDS**

The meteorological records for the months of May and June 2009 were submitted for information.

42. **ITEMS OF INFORMATION AND MATTERS FOR FORTHCOMING AGENDAS**

- (a) Attention was drawn to a letter published in the Daily Echo referring to the high standard of cleanliness of the toilet facilities in Swanage.
- (b) Following public consultation earlier in the year, a Report had been prepared for submission to the Dorset County Council Cabinet meeting to be held on Wednesday, 8th July 2009, recommending that in principle agreement be given to the adoption of a two tier education structure in Purbeck. Further consultation was scheduled to be undertaken during the autumn 2009.
- (c) Judging of the Southern England in Bloom competition was taking place on Friday, 17th July 2009.
- (d) Attention was drawn to the possible night time closure of the minor injuries unit at Swanage Hospital, outlined in the Purbeck Locality Commissioning Plan.

43. **EXCLUSION OF PRESS AND PUBLIC**

Proposed by the Town Mayor, seconded by Councillor Trite and RESOLVED:-
That, under Standing Orders Nos. 67 and 68, by reason of the confidential nature of the business to be transacted, it is advisable in the public interest

that the press and public be excluded from the Meeting during consideration of the following matters.

44. **LEGAL ISSUES**

(a) **Holiday Park Disposal**

The Clerk updated those present on matters relating to the disposal of the Holiday Park.

An extension to the due diligence process had been requested, and it was AGREED:-

That, in accordance with legal advice received, an extension for a period of 14 days be granted in respect of the due diligence process, and that delegated authority be given to the Town Mayor, Deputy Town Mayor and Councillors Gloyn-Cox and Suttle to progress the matter.

The meeting concluded at 9.00 p.m.
