

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 20th DECEMBER 2010** at 9.30 a.m.

PRESENT:-

Councillor W.S. Trite (Town Mayor) – Chairman.

Councillor C.R. Bright
Councillor Mrs. G.A. Marsh
Councillor Mrs. A. Patrick
Councillor S. Poultney
Councillor M.W. Pratt

No members of the public were present at the Meeting.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Audley, Hadley, Suttle and Wiggins.

2. **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.

**Delegated
Applications**

6/2010/0760 **Mr N Hardy**

O/A – Sever land and erect a detached two storey dwelling; form new vehicular access.

51 Rabling Road, Swanage.

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

6/2010/0761 **WH Smith PLC**

Erect two non-illuminated fascia signs and one non-illuminated projecting sign.

5 – 5A Station Road, Swanage.

OBSERVATION: No objection.

6/2010/0767 **Mrs L Bowden**

Erect detached single garage.

5A Springfield Road, Swanage.

OBSERVATION: No objection.

Before consideration of the next item, Councillor Poultney declared his personal interest under the Model Code of Conduct. As his interest was non-prejudicial, he remained in the Meeting during the debate.

6/2010/0773 **Mr N Blanchard**

Remove chimney, extend roof to facilitate loft conversion and insert roof lights.

69 Queens Road, Swanage.

OBSERVATION: No objection.

6/2010/0777 **Mr S Abbott**

Insert velux windows to facilitate loft conversion.

4 Bay Close, Swanage.

OBSERVATION: No objection.

6/2010/0782 **Mrs M Chinchen**

Erect two storey rear extension.

25 South Road, Swanage.

OBSERVATION: Defer for consideration at meeting to be held on 10th January 2011.

6/2010/0783 **Administrator to Swan Country Homes Ltd**

Carry out alterations to change internal layout of top floor flat within 'Penlu'.

Penlu, 9 Taunton Road, Swanage.

OBSERVATION: No comment. The Town Council has concerns regarding the flaws in the original planning application for Penlu which have resulted in a large number of subsequent amended applications.

6/2010/0789 **Mr R Arnett**

Demolish garage and car port; erect single storey rear extension and two storey side extension.

4 Vivian Park, Swanage.

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

The following application was not discussed by virtue of the Town Council being the owner of the property included in the application.

6/2010/0790 **Mr E Wright**

Erect single storey side extension.

Sea Breeze Restaurant, 7 Shore Road, Swanage.

3. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 30th November 2010 was submitted for information (a copy attached at end of these Minutes).

4. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Bright, seconded by Councillor Pratt, and
RESOLVED:-

That the accounts specified in the Orders on Treasurer
Nos. 9 and 9a, amounting to £4,180,055.97 and £49,534.12
respectively be paid, and that cheques be drawn therefor.

5. **RECOGNITION OF LONG-SERVING COMMUNITY WORKERS**

The Town Clerk reported on the impending retirement of a long-serving
community worker, and enquired whether the Town Council would wish to
acknowledge such exemplary service.

Following a brief discussion, it was proposed by Councillor Mrs. Patrick,
seconded by Councillor Bright, and RESOLVED:-

That a Certificate in recognition of the 21 years
exceptional service given to the town be presented
to PC Dave Russell at the Council Meeting to be
held on Monday, 10th January 2011.

6. **JURASSIC COAST PUBLIC EVENT**

A letter dated 1st October 2010 was submitted from the Jurassic Coast World
Heritage Team outlining their intention to hold public events at each one of the
Gateway Towns along the length of the World Heritage Site to promote local
awareness, involvement and understanding of the Jurassic Coast and its benefits to
local communities.

It was intended to hold a public event at the Mowlem in Swanage in early
2011, and the Town Council's support for this event was requested.

Following a brief discussion, it was proposed by the Town Mayor, seconded
by Councillor Mrs. Patrick, and RESOLVED:-

That the Town Council meets the cost of hiring the
venue for the Jurassic Coast promotional event.

It was noted that the proposed timescale for the promotional events was
between January and April 2011, and it was suggested that a date in April may be
preferable for the Swanage event, if possible.

7. **BEACH GARDENS – SWANAGE TENNIS CLUB**

Following a meeting with representatives of Swanage Tennis Club and a
representative from the Lawn Tennis Association on 16th December 2010, the Town
Clerk updated Members on matters discussed in order to progress the setting up of a
legal agreement.

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

That the Draft Heads of Terms be approved, and
that the matter now be referred to the Council's legal
advisers in order to draw up a formal legal agreement
between Swanage Town Council and the Swanage
Tennis Club.

8. **POSSIBLE FUTURE RE-LOCATION OF TOURIST INFORMATION CENTRE**

Further to Minute No. 3 of the Finance & Performance Management
Committee meeting held on 13th December 2010, it was AGREED:-

That a meeting of the Public Buildings Working Party, consisting of the Town Mayor, Deputy Mayor and Councillors Bright and Gloyn-Cox be held to consider the possible future re-location of the Tourist Information Centre.

9. **AVAILABILITY OF LAND IN PUBLIC OWNERSHIP FOR DEVELOPMENT OF AFFORDABLE HOUSING**

Further to previous discussions during consideration of the Core Strategy, consideration was given to the possible availability of land in public ownership for the development of affordable housing.

Following a brief discussion, it was AGREED:-

That a Working Party, consisting of the Town Mayor, Deputy Mayor, and Councillors Gloyn-Cox, Poultney and Pratt, be set up to investigate the matter.

10. **PREMISES LICENCE – 2 STATION ROAD**

Before consideration of this item, the Town Mayor and Councillors Mrs. Patrick and Pratt declared their personal interest under the Model Code of Conduct by reason of being members of Purbeck District Council's Licensing Panel. They remained in the Meeting during the debate.

An application for a premises licence to be granted under the Licensing Act 2003 was submitted by Lincolnshire Automatics Ltd in respect of 2 Station Road, Swanage.

It was proposed by Councillor Poultney, seconded by Councillor Bright, and RESOLVED:-

That no objection be raised to the granting of a premises licence in respect of 2 Station Road, Swanage.

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

- (a) The Town Mayor was delighted to announce that the proceeds from the Town Carol Service were being donated to his nominated charities.
- (b) Further to an issued raised during Public Participation Time on 6th December 2010, Ms Zoe de Ville had provided detailed information on superfast broadband. Members were appreciative of the information and clear explanations of the technology, and suggested that Ms de Ville be invited to make a presentation to the Council in the New Year.
- (c) The Town Mayor referred to the Queen's Diamond Jubilee in 2012, and the proposals to promote a "Jubilee Woods Project". It was agreed that further information be obtained on the matter.
- (d) Having regard to the recent snow and icy conditions, Members wished to record their grave concern at the lack of availability of grit from Dorset County Council. With the forecast of bad weather, the Town Council had requested that a supply of grit be deposited at the Council depot for local distribution, but no supplies had been received. It was agreed that a letter of concern be sent to Dorset County Council.

12. **TREASURY MANAGEMENT**

Further to Minute No. 112 of the Extraordinary Meeting of the Council held on

29th November 2010, the Town Clerk reported that the sum of £2 million had now been invested in the CCLA Local Authorities Property Fund.

He also reported that the interest payable by Barclays on an investment of £1.5 million for a one year term had been reduced since the Council's earlier enquiry.

Following a brief discussion, Members re-affirmed their decision to invest the sum of £1.5 million with Barclays for a one year term.

13. **EXCLUSION OF PRESS AND PUBLIC**

Proposed by the Town Mayor, seconded by Councillor Mrs. Patrick, and
RESOLVED UNANIMOUSLY:-

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.

14. **LEGAL ISSUES**

(a) **Land South of Holiday Park**

i) **Future Management of Quarry Site**

Following an interest expressed by representatives of Dorset County Council, and subsequent informal discussions, consideration was given to the future management of the quarry site.

Following discussion, it was proposed by Councillor Mrs. Marsh:-

That consideration be given to progressing a 25 year lease agreement with Dorset County Council at a peppercorn rent for the future management of the quarry site.

Further discussion ensued, following which Councillor Mrs. Marsh withdrew her proposition, subject to it being agreed that further consideration be given to the matter at a future date.

ii) **Occupation of Grazing Land**

Further to Minute No. 131 (a) of the Council Meeting held on 6th December 2010, the Town Clerk updated Members on matters relating to the occupation of the grazing land south of the Holiday Park.

Consideration was given to the wider issue of the future use of all of the land owned by the Town Council south of the Swanage Bay View Holiday Park, and it was proposed by Councillor Bright, seconded by Councillor Pratt, and RESOLVED UNANIMOUSLY:-

That the Working Party, consisting of the Town Mayor, Deputy Mayor and Councillors Bright, Whitwam and Wiggins, explore the Council's options for the future management of this land.

(b) **Swanage Bay View Holiday Park**

(i) **Caravan Sales Commission**

The Town Clerk updated Members on a matter relating to caravan sales commission, which had been referred to the Council's legal advisers.

Following discussion, it was proposed by Councillor Pratt, seconded by Councillor Bright, and RESOLVED:-

That the Council's legal advisers be instructed to pursue the matter.

(c) **Lease – Santa Fe Amusement Park**

Further to Minue No. 131 (c) of the Council Meeting held on 6th December 2010, consideration was given to a request received from the lessee of the Santa Fe Amusement Park for permission to introduce a Jurassic theme to the crazy golf area.

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

That no objection be raised to the introduction of a Jurassic theme to the crazy golf area, subject to any structures being proportionate in size and planning consent being obtained by the lessee, if necessary.

(d) **Depot Site**

The Town Clerk reported on an e-mail dated 13th December 2010 received from Purbeck District Council regarding valuation of the depot site in Kings Road.

Following discussion, it was proposed by Councillor Bright, seconded by Councillor Poultney, and RESOLVED UNANIMOUSLY:-

That, with a view to determining the matter, the Town Council seek legal advice and liaise with officers at Purbeck District Council to establish a mutually acceptable way forward.

The Meeting concluded at 11.30 a.m.
