

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 21st FEBRUARY 2011** at 9.30 a.m.

PRESENT:-

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

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

There were five members of the public present at the Meeting.

Public Participation

MR. H. THORPE referred to the proposals to hold events on the old tennis courts area of The Downs during the Jazz Festival. He expressed concern at the nuisance caused to local residents from the noise and indiscriminate parking that had occurred on previous occasions, and requested that consideration be given to the use of an alternative venue.

MR. M. NORRIS explained that other locations had proved less suitable for certain Jazz Festival events and suggested that the effect of the noise levels may be reduced for residents in the vicinity of The Downs if the direction of the stage was changed. He also reported that a regular bus service was provided for patrons attending events on The Downs during the Jazz Festival, which, hopefully, should help to reduce the number of cars in the area.

MRS. J. GIBBS reported that the family of the late Town Crier (Mr. Derrick Fincham) had previously donated two bells used by Mr Fincham, and had now provided two costumes worn in his capacity as Town Crier. She would very much like to initiate the re-establishment of the post, and requested the support of the Town Council in this regard.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Gloyn-Cox, Hadley and Wiggins.

2. **PLANS**

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**

6/2011/0050 **Mrs J Newton**

Demolish rear annex and garage. Erect single storey rear extension with balcony over. Side extension and front porch. Insert roof lights to facilitate loft conversion. Create elevated patio. Erect new boundary fence, stone walling and gates. Reposition and level vehicular access and create new pedestrian access. Use spoil from excavations to level garden.

2 Ballard Road, Swanage.

OBSERVATION: No objection, subject to there being no overlooking of neighbouring properties.

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

6/2011/0056 **Mr I Taylor**

Erect single storey rear, side and front extensions and front porch. Extend roof, create dormer windows (with Juliette balcony on north elevation) and insert roof lights to form rooms in roof.

1 Ballard Road, Swanage.

OBSERVATION: No objection.

6/2011/0057 **Orange Personal Communication Services**

Removal of Condition 2 (Permission limited to period ending 31/01/11) of PP 6/1995/0741 to allow mobile phone network base station to be retained.

Harrow House, Harrow Drive, Swanage.

OBSERVATION: No objection to extending the length of the permission for the base station, but the Town Council proposes a 15 year limit upon which the situation should again be reviewed.

The following application was not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Council had retained the freehold of the Holiday Park.

6/2011/0059 **Swanage Musical Theatre Company**

Variation of Condition 1 (Permission limited to period ending 31/01/11) of PP 6/2005/1117 to allow wooden storage building to be retained for further 5 years.

Swanage Bay View Holiday Park, Swanage.

6/2011/0060 **Mr & Mrs Lunt**

Erect first floor side extension with two rear Juliette balconies. Form terrace in rear garden with office and store at lower ground floor level. 73 Bay Crescent, Swanage.

OBSERVATION: No objection, subject to there being no overlooking of neighbouring properties.

The following application was not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Council had retained the freehold of the Holiday Park.

- 6/2011/0063 **Mr M Farmer**
Erect timber decking and access steps (amended scheme to PP 6/2010/0601).
Plot 197A, Swanage Bay View Holiday Park, Swanage.
- 6/2011/0064 **Mr M Leatherby**
Erect single storey rear conservatory.
Swains Wyck, 7 Lighthouse Road, Swanage.
OBJECTION: No objection.
- 6/2011/0065 **Lightbown Partnership**
Variation of Condition 1 (Permission shall be limited to the period 01/03/2011) to retain demountable structure for deck chair and boat store and use for refreshment purposes for further 3 years.
1 to 7 Ocean Bay, 2 Ulwell Road, Swanage.
OBSERVATION: No objection.
- 6/2011/0069 **Mr A Allan**
Erect single storey attached garage on west elevation. Create new vehicular access.
57 Bay Crescent, Swanage.
OBSERVATION: No objection.
- 6/2011/0073 **Mr M Storer**
Variation of Condition 2 (Development to be carried out in accordance with approved plans) of PP 6/2010/0634 to allow alterations to fenestration on the west and north elevations of the approved detached bungalow.
Plot adj. Netton Lodge, Purbeck Terrace Road, Swanage.
OBSERVATION: The Town Council objects to the Variation of Condition 2 on the grounds that insufficient justification was provided for variation of the original application.

3. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 31st January 2011 was submitted for information (a copy attached at end of these Minutes).

4. **PAYMENT OF ACCOUNTS**

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

That the accounts specified in the Orders on Treasurer Nos. 11 and 11a, amounting to £57,541.13 and £52,920.97 respectively be paid, and that cheques be drawn therefor.

5. **EVENTS – SUMMER 2011**

(a) **Requests for Events**

A schedule of events to be held during summer 2011 was submitted for information. This included several new events and requests for additional facilities in respect of some of the established annual events.

It was RESOLVED:-

That in principle agreement be given to the events listed.

Detailed consideration was given to the following:-

Jazz Festival – 8th/10th July

Consideration was given to a request received from the organisers of the Swanage Jazz Festival seeking permission to hold some events on the old tennis courts site on The Downs.

Following discussion, during which some concerns were raised regarding the provision of toilets, it was proposed by Councillor Mrs. Patrick, seconded by Councillor Audley, and RESOLVED UNANIMOUSLY:-

That permission be granted for the use of the old tennis courts site on The Downs, subject to the provision of adequate toilet facilities, as agreed with the Operations Manager.

Swanage Regatta & Carnival – 30th July/6th August

A letter requesting the use of various Council-owned land and facilities was submitted from the Swanage Regatta & Carnival Committee. The Town Clerk reported on two positive meetings held with representatives from the Regatta & Carnival Committee, and informed those present that a detailed schedule of events to be held on Sandpit Field would be provided.

During the ensuing discussion, a question was raised regarding the request for parking facilities at North Beach Car Park for majorette groups, and it was AGREED:-

That further clarification be obtained regarding the request for parking facilities at North Beach. It was suggested that an area in Journey's End could be made available, but that the hard-standing parking spaces should be retained for use by the general public.

Morris Register – 10th April

An e-mail dated 14th February 2011 was submitted from the 'Morris Register' vintage car club seeking an area in which to park/display approximately 20 vehicles for a 2 hour period on Sunday, 10th April 2011.

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

That a parking/display area for approximately 20 vehicles be made available in Main Beach Car Park, free of charge, on Sunday, 10th April 2011, subject to a suitable area to be agreed with the Operations Manager.

Quayside Cloggies Morris Side – 26th June

A letter dated 26th January 2011 was submitted from the Quayside Cloggies Morris Side requesting permission to hold a 'Morris Day of Dance' on Shore Road on Sunday, 26th June 2011.

During the ensuing discussion, it was noted that the proposed date coincided with the Veterans Weekend and various activities were already scheduled to be held on Shore Road.

It was proposed by Councillor Bright, seconded by Councillor Mrs. Marsh,

and RESOLVED UNANIMOUSLY:-

That the request be approved in principle, subject to an alternative date being provided.

Classic Kayak Fishing Tournament – 28th June

Consideration was given to a request received from Johnson Outdoors for permission to hold a Kayak Fishing Tournament in Swanage Bay on 28th June 2011. Registration would take place on Prince Albert Gardens, following which the kayaks would be launched from Monkey Beach.

It was proposed by Councillor Bright, seconded by Councillor Mrs. Patrick, and RESOLVED:-

That the request be approved.

Scuba Diving Event – 16th/18th September

A letter dated 23rd January 2011 was submitted from Mr. J. Haiselden of Swanage, requesting permission to hold an event in an attempt on the Guinness World Record of ‘Most People Scuba Diving Simultaneously’. During a lengthy discussion, grave concerns were expressed regarding the practicalities of holding such a large event, with particular reference to the disruption that may be caused and the effect on local businesses in the vicinity.

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

That the Town Mayor, Deputy Mayor and appropriate officers meet with the applicant to discuss the event in greater detail.

Other Members were invited to attend the meeting if they wished.

Michaelmas Festival – 22nd/29th October

A letter was submitted from the Chairman of the Swanage & Purbeck Hospitality Association requesting permission to hold a Michaelmas Festival during the school half-term period 22nd to 29th October 2011.

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

That as this was a new event, the Town Mayor, Deputy Mayor and Councillor Wiggins meet with the organisers of the Festival to discuss the proposals for the event.

Swanage Classic Car Display and Charity Day – 29th April 2012

A letter dated 30th January 2011 was submitted from Mrs. J. Lazenbury requesting permission to hold the annual Swanage Classic Car Display and Charity Day in Main Beach Car Park on Sunday, 29th April 2012.

It was RESOLVED:-

That the request be approved.

(b) **Toilet Facilities**

The Operations Manager reported on the proposed arrangements for the provision of toilet facilities on Sandpit Field during the summer 2011 season. Following meetings with the event organisers, contributions towards the cost

of providing these facilities had been pledged, but a shortfall of approximately £1,500 was anticipated.

During the ensuing discussion, Members considered that the Town Council should not subsidise the cost of the toilet facilities and that these costs should be fully met by the event organisers.

It was proposed by the Town Mayor, seconded by Councillor Mrs. Patrick, and **RESOLVED UNANIMOUSLY:-**

That officers liaise with the organisers of the events regarding an equitable and fair division of costs.

6. **SWANAGE SEA ROWING CLUB**

Before consideration of this item, Councillor Mrs. Marsh declared a personal interest under the Model Code of Conduct by reason of close family members being members of the Swanage Sea Rowing Club. As her interest was non-prejudicial, she remained in the Meeting during the debate.

The Clerk reported on an e-mail received from the Swanage Sea Rowing Club seeking the Town Council's endorsement of their fundraising campaign for their new boathouse, and requesting permission to use the Council's logo on their fundraising literature/publicity.

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

That the use of the Town Council's logo on the Sea Rowing Club's fundraising literature/publicity be approved, and that no objection be raised to the recognition of the Town Council's support for the project.

7. **DIVERSION OF FOOTPATH**

Further to Minute No. 154 of the Council Meeting held on 7th February 2011, a detailed map indicating the proposed diversion to the bridleway on the top of the ridge at Ballard Down and to sections of 2 footpaths in order to preserve the burial mounds in this vicinity was presented, for information.

It was proposed by Councillor Bright, seconded by Councillor Mrs. Marsh, and **RESOLVED UNANIMOUSLY:-**

That no objection be raised to the proposed diversion of the existing paths.

8. **CAR PARKS**

(a) **Signage**

As a result of full and lengthy discussions between the Operations Manager and Councillor Bright, proposals for new signage in the Council's car parks were submitted for consideration.

During the ensuing discussion, it was noted that, in an attempt to avoid confusion, the proposed signage included car park names that were consistent with those used by the highway authority.

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

That the proposed new car park signage be approved.

The Town Mayor wished to record his appreciation of the sterling work undertaken by Councillor Bright and the Council's Operations Manager in preparing the proposals for the new car park signage.

(b) **Car Parking Amendment Order**

Following amendments to the car parking charges for 2011, and the introduction of a facility for the payment of car parking charges by mobile phone, the Town Clerk reported on the requirement to amend the Council's current Car Parking Order.

It was proposed by the Town Mayor, seconded by Councillor Mrs. Patrick, and RESOLVED UNANIMOUSLY:-

That the Town Council authorises the making of the Swanage Town Council (Off Street Parking Places) Minor Order 2011.

It was FURTHER RESOLVED:-

That the Town Council authorises the making of the Swanage Town Council (Off Street Parking Places) Consolidation Order 2011.

9. **REVIEW OF PARKING RESTRICTIONS – CHURCH HILL**

Consideration was given to the proposed extension of the 'No Waiting' restrictions in Church Hill, submitted from Dorset County Council.

Following a lengthy discussion, during which Members expressed concern that the introduction of additional 'No Waiting' restrictions in this vicinity would not alleviate the traffic problems in Church Hill, it was proposed by Councillor Poultney and seconded by Councillor Whitwam:-

That the matter be referred back to Dorset County Council for further consideration.

Upon being put to the Meeting, SEVEN Members voted IN FAVOUR of the Proposition and ONE AGAINST, whereupon the Proposition was declared CARRIED.

10. **BOURNEMOUTH, POOLE AND DORSET DRAFT LOCAL TRANSPORT PLAN**

Consideration was given to the draft Bournemouth, Poole and Dorset Local Transport Plan, which covered the period between 2011 and 2026 (copies of the summary document had been circulated to all Members prior to the Meeting).

Following discussion, it was proposed by the Town Mayor, seconded by Councillor Poultney, and RESOLVED UNANIMOUSLY:-

That the Town Council supports the inclusion as priorities within the plan of the re-signalling and re-connection of the Swanage Railway with the mainline network and waterborne transport along the Jurassic Coast.

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

- (a) **Annual Parish Meeting** at the Mowlem Community Room on Thursday, 24th March 2011 at 7 p.m.
- (b) **Poole Harbour Commissioners** – Proposals for Marine Centre in Poole Harbour.
- (c) **Toilets** – North Beach Car Park.
- (d) **Town Crier** – Further to the item raised during Public Participation Time, the

Town Council raised no objection to the proposal to re-instate the position of Town Crier.

12. **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.

13. **LEGAL ISSUES**

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

Further to Minute No. 11 (a) of the Policy and Planning Meeting held on 24th January 2011, the Town Clerk updated Members on matters relating to the occupation of the grazing land south of the Holiday Park.

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

To act in accordance with legal advice received in respect of the on-going occupation of the former waste site.

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

i) **Business Sale Agreement**

The Town Clerk updated Members on a matter relating to the Swanage Bay View Holiday Park, which was currently being dealt with by the Council's legal advisers.

ii) **Caravan Sales Commission**

The Town Clerk updated Members on a matter relating to caravan sales commission, which was currently being dealt with by the Council's legal advisers.

The Meeting concluded at 12.25 p.m.
