

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 21<sup>st</sup> MARCH 2011** 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  
Councillor M. Whitwam

There were 12 members of the public present at the Meeting.

### **Public Participation**

**MS. HELEN BASSON**, of the Dorset Blind Association, gave a brief summary of their work and the specific services provided in Swanage by the Association for local residents.

**REVD. E. PRATT** presented a petition, signed by approximately 1,000 local residents, requesting that two additional spaces be designated for use by disabled drivers when visiting the Health Centre. It was noted that new signage had recently been erected in the existing disabled parking bays stating the one hour time limit, and these restrictions were generally being adhered to. Revd Pratt requested that a final decision on the issue be deferred to enable the situation to be monitored.

**MR. R. CIARDINI**, a local taxi driver, reported that any reduction in the allocation of taxi spaces may impact on the services provided by the taxi operators, as the suggested area for the additional disabled parking was currently used by the taxi drivers as a dropping-off/pick up point for disabled people who were visiting the Heath Centre.

**CHARLIE (TRADING AS ‘ CHARLIE THE BIKE MONGER’)** referred to the technology which allowed for many internet-based businesses to be conducted from private residences, and highlighted the importance of achieving superfast broadband for Swanage in the future.

1. **APOLOGIES**

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

2. **PROVISION OF DISABLED PARKING BY HEALTH CENTRE**

Further to Minute No. 14 of the Policy and Planning meeting held on 19<sup>th</sup> July 2010, and the petition presented by Revd. Pratt prior to the Meeting, consideration was again given to the provision of disabled parking by the Health Centre.

As highlighted during Public Participation Time, new signage had recently

been erected in the existing disabled parking bays stating the one hour time limit, and these restrictions were generally being adhered to.

In response to concerns over genuine visitors to the Health Centre being penalised if their appointments exceeded the one hour limit, it was agreed that the Town Clerk should liaise with the Health Centre Manager to identify an appropriate solution.

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

That the Council's Enforcement Officers continue to monitor the use of the existing disabled parking bays and that a further report be made to a future meeting.

### 3. **BROADBAND**

Reference was made to the importance of high speed broadband to the future economic development of Swanage, an issue which had been highlighted during Public Participation Time on 6<sup>th</sup> December 2010. Further information had subsequently been provided by Ms Zoe de Ville, a technology reporter at the BBC.

During the ensuing discussion, it was noted that Dorset County Network Plus were putting in a bid for government funding towards this project, and although the Town Council was not able to offer financial assistance, Members were aware of the importance of IT progression in this area.

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

That the Town Council supports and encourages the future provision of high speed broadband in Swanage and will make enquiries of Dorset County Network Plus as to how this can be achieved.

### 4. **MOWLEM – PROPOSAL FOR COMMUNITY VENUE**

Before consideration of this item, Councillor Mrs. Marsh declared her interest under the Model Code of Conduct by reason of being a Trustee of the Mowlem. She remained in the Meeting during the discussion, but did not vote on the matter.

Consideration was given to an outline proposal for the use of the Mowlem as a community venue, submitted by Karen Delahay and Sally Maltby.

During the ensuing discussion, attention was drawn to the sale of the lease of 'Sea Salt' restaurant, and it was suggested that the Town Council considers the acquisition of this lease and the possible future use of the site for various community activities, including:

- Tourist Information Centre and CAB.
- Community Meeting Centre/Town Hall Offices/Council Chamber.
- Functions of community interest, including an Art Centre.

During the debate, Members acknowledged some merits of the proposals, but recognised that a business outlet was necessary within the premises in order to provide an income stream for sustainability.

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

That, having regard to the financial implications, the proposals submitted were not a viable option for the Town Council.

5. **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**

6/2011/0126 **Mr D Fennell**

Alterations and additions to form one self contained flat at second floor level.

59B High Street, Swanage.

**OBSERVATION:** No objection.

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.

6/2011/0128 **Mr & Mrs A J Morris**

Erect uPVC decking.

Plot 256, Swanage Bay View Holiday Park, Panorama Road, Swanage.

6/2011/0129 **Mr M Inman**

Erect split level dwelling with integral garage. Create new vehicular access.

5 South Road, Swanage

**OBSERVATION:** No objection, subject to a condition that the development be restricted to a single dwelling to remain in keeping with this location.

6/2011/0130 **Ms S L Beck**

Erect replacement garage, car port and hardstanding to rear of property.

23 Walrond Road, Swanage.

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

6/2011/0135 **Mrs B Cox**

**LISTED**

Install boiler flue on rear elevation and carry out remedial works to rising damp in living room.

101 High Street, Swanage.

**OBSERVATION:** No objection.

6/2011/0136 **Mr J Pace**

Erect single storey garage.

3 Newton Road, Swanage.

**OBSERVATION:** No objection.

Before consideration of this item, Councillor Mrs. Patrick declared her interest under the Model Code of Conduct by reason of being an acquaintance of the applicant. As

her interest was non-prejudicial, she remained in the Meeting during the debate.

6/2011/0137 **Mr M Nash**

Erect two storey side extension and single storey rear extension.  
103 Kings Road West, Swanage.

**OBSERVATION:** No objection.

6/2011/0140 **Ms S Robinson**

Insert dormer window to front elevation and erect roof extension to rear to facilitate loft conversion, including roof lights and a Juliette balcony at rear. Revised scheme to PP 6/2010/0097. (Retrospective).  
140 Kings Road West, Swanage.

**OBSERVATION:** No objection to these technical amendments.

The following applications were 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.

6/2011/0142 **Mr M Hill**

Erect extension to existing timber decking.  
Plot 281, Swanage Bay View Holiday Park, Panorama Road,  
Swanage.

6/2011/0143 **Mr G Poar**

Erect extension to existing timber decking.  
Plot 85, Swanage Bay View Holiday Park, Panorama Road, Swanage.

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

6/2011/0144 **Swanage Town Council**

CONSERVATION

AREA Demolish coastguard lookout station.  
Lookout Station, Peveril Point, Swanage.

6. **GRANTS AND DONATIONS 2011/12**

Further to Minute No. 9 (d) of the Special Meeting of the Council held on 2<sup>nd</sup> February 2011, a letter dated 21<sup>st</sup> February 2011 was submitted from Dorset Blind Association outlining the services provided by the Association for the benefit of Swanage residents.

Following a brief discussion, it was RESOLVED:-

That the sum of £250 be donated to the Dorset Blind Association towards the cost of services provided for the benefit of Swanage residents.

7. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 28<sup>th</sup> February 2011 was submitted for information (a copy attached at end of these Minutes).

8. **PAYMENT OF ACCOUNTS**

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

That the accounts specified in the Orders on Treasurer  
Nos. 12 and 12a, amounting to £66,335.82 and  
£45,839.94 respectively be paid, and that cheques be  
drawn therefor.

9. **SWANAGE SEA ROWING CLUB**

Before consideration of this item, Councillor Mrs. Marsh declared her 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.

A letter dated 3<sup>rd</sup> March 2011 was submitted from the Swanage Sea Rowing Club requesting permission to hold a Regatta on 4<sup>th</sup> June 2011, and requesting the use of the following Council-owned facilities in connection with the event:-

- Sandpit Field (inc.W.Cs).
- Shore Road, including opening of gates for gigs/trailers.
- Main Beach car park for guest vehicles and trailers.
- Stone Quay for launching of own gigs early in the day.

During the ensuing discussion, concern was expressed at the late application, particularly bearing in mind the meeting held with event organisers in January 2011 at which the timing and details of event applications were discussed.

Concern was also expressed regarding operational matters, and health and safety issues, particularly relating to Shore Road and the beach.

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

That the request be agreed in principle, subject to officer approval following the provision of further information.

A further request to hold a Barn Dance, with bar and barbeque, during the evening of 4<sup>th</sup> June 2011 on Prince Albert Gardens was also submitted.

Following a brief discussion during which some concerns were raised at the introduction of another event in this location and the possible impact on local businesses in the area, it was proposed by Councillor Bright, seconded by Councillor Mrs. Patrick, and RESOLVED UNANIMOUSLY:-

That, in the absence of sufficiently detailed plans, the matter be deferred to enable further information to be obtained.

It was further AGREED:-

That the information relating to the two events should be provided by 4<sup>th</sup> April 2011. Councillors Mrs. Patrick and Wiggins were given delegated authority to meet with the Swanage Sea Rowing Club, if necessary.

10. **BANDSTAND**

An e-mail dated 23<sup>rd</sup> February 2011 was submitted from Julia Ord-Hume and Matthew Allum requesting permission to hold a Humanist Wedding Ceremony in the

Bandstand.

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

That permission be granted, subject to agreement on the date, and payment of a fee of £50, and any additional costs that may be incurred.

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

- (a) **Annual Parish Meeting** at the Mowlem Community Room on Thursday, 24<sup>th</sup> March 2011 at 7 p.m.
- (b) Concerns were raised regarding the maintenance and emptying of the **dog litter bin** in the vicinity of Swanage Sailing Club.
- (c) **Ice Cream Kiosk** – Concessionaire to be reminded of lease conditions regarding painting and colour of kiosks.

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. 13 (a) of the Policy and Planning Meeting held on 21<sup>st</sup> February 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 Poultney, seconded by Councillor Pratt, and RESOLVED UNANIMOUSLY:-

That delegated authority be given to the Working Party to act in accordance with legal advice received.

(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.

iii) **Tupe Transfer**

Further to Minute No. 15 (c) of the Policy and Planning meeting held on 15<sup>th</sup> November 2010, a letter dated 4<sup>th</sup> February 2011 was submitted from Unison – Purbeck Branch.

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

That a response be formulated in accordance with advice received from the Council's employment consultants.

(c) **Licence Agreement 2010-2013 – Lower Grammar School Field**

The Clerk reported on recent discussions held with the Finance Director of Allnatt Venues regarding a licence agreement in respect of the Lower Grammar School Field.

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

That an agreement with Allnatt Venues be approved in principle for the period 2010-2013, and that the Council's surveyor be instructed to negotiate appropriate rental terms.

14. **INSURANCE RENEWAL**

Consideration was given to two quotations received for the provision of the Council's insurance cover for 2011/12. It was noted that although three quotations had not been forthcoming a significant saving would be achieved, and that this would be maximised if the Council entered into a three-year agreement.

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

That relevant sections of standing order 76 and paragraph 11.1 of the Town Council's financial regulations be suspended in order for the Town Mayor, Deputy Mayor and Town Clerk to conclude negotiations and secure best value in respect of the Council's insurance cover for 2011/12.

In response to a recent recommendation of the Town Council's internal auditor, consideration was given to the appropriate level of fidelity cover.

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

That the Council's fidelity guarantee cover be increased to £1 million.

15. **GILBERT ROAD BACK ROAD**

Before consideration of this item, Councillor Mrs. Patrick declared her interest under the Model Code of Conduct by reason of being an acquaintance of the developer, and as her interest was prejudicial, she left the Meeting during the debate.

Consideration was given to the contribution to be paid to the Town Council by the developers of 10a Gilbert Road in respect of access to the site.

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

To accept the recommendation of the Town Council's surveyor regarding the contribution to be paid by the developers of 10a Gilbert Road.

16. **ICE CREAM CONCESSION**

Further to Minute No. 10 of the Policy and Planning meeting held on 19<sup>th</sup> July 2010, a letter dated 17<sup>th</sup> February 2011 was submitted from Mr. R. Lucas of Swanage seeking permission to operate an ice cream concession in Main Beach or Broad Road

car park. Information relating to health and safety, environmental issues and risk assessments had been provided in support of the application.

Following discussion, it was proposed by Councillor Bright, seconded by Councillor Mrs. Marsh, and RESOLVED UNANIMOUSLY:-

That the Town Clerk explore the matter further  
Prior to consideration at the next Policy and  
Planning meeting to be held on 18<sup>th</sup> April 2011.

The Meeting concluded at 11.30 a.m.

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