

Minutes of the Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 18<sup>th</sup> FEBRUARY 2008** at 9.30 a.m.

PRESENT:-

Councillor M. Pratt - Chairman  
Councillor B. Audley  
Councillor C.R. Bright  
Councillor L. Gloyn-Cox  
Councillor Mrs. G.A. Marsh  
Councillor Mrs. A. Patrick  
Councillor S. Poultney  
Councillor W. Trite (from 9.40 a.m.)  
Councillor M. Whitwam

### **Public Participation Time**

There were no members of the public present at the meeting.

1. **APPOINTMENT OF 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 the Town Mayor, and Councillors Mrs. Gainsborough and Hadley.

3. **PLANS**

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

Councillors Bright and Mrs Marsh did not vote on, or propose, or second any of the motions on the following planning applications, by reason of being Chairman and Vice-Chairman of the Purbeck District Council's Planning Board.

The following submitted applications for permission to develop were considered.

**Plan No.  
Delegated  
Applications**

**Applicant, Proposal, & Site**

6/2008/0062

**Mr & Mrs J Allwood**

Erect first floor extension over existing garage and insert dormer window to facilitate loft conversion.

115 Kings Road West, Swanage.

**OBSERVATION:** No objection.

6/2008/0070

**CONSERVATION  
AREA**

**Beachcote Homes**

Erect new gates in garden wall.

Land Adj. 28 Jubilee Road, Swanage.

**OBSERVATION:** Defer for further consideration at the Policy and Planning Meeting on 7<sup>th</sup> March 2008.

- 6/2008/0076            **Mr & Mrs Murphy Jameson**  
Erect new entrance porch, remove existing conservatory, erect extension to extend kitchen, insert two dormer windows in roof and erect garden room.  
20 Vivian Park, Swanage.  
**OBSERVATION:** No objection.
- 6/2008/0082            **Mr P Harding**  
Erect dormer window on north elevation.  
3 South View Cottage, Mount Pleasant Lane, Swanage.  
**OBSERVATION:** Recommend refusal. Concern was expressed that this proposal is inappropriate and out of character in an otherwise unspoilt roofline.
- 6/2008/0085            **Mr & Mrs Lloyd**  
Replace roof covering and two rooflights on ground floor lean-to extension.  
Peverel, Peveril Point, Swanage.  
**OBSERVATION:** No objection.
- 6/2008/0092  
LISTED                    **Mr I Hollingham**  
Replace ground and first floor windows at front and rear.  
1 Benlease Way, Swanage.  
**OBSERVATION:** No objection.
- 6/2008/0093            **Mr C Dennis**  
Erect wooden shed in rear garden and a 1.8m fence along the eastern boundary.  
8 Newton Manor Close, Swanage.  
**OBSERVATION:** Concern was expressed at the height of the proposed fence. The Town Council recommends that the District Council carefully considers the impact of this proposed development.
- Councillor Mrs Patrick declared a personal interest in the following application under the Model Code of Conduct by reason of a business connection, and as this was a prejudicial interest left the meeting during its consideration.
- 6/2008/0097            **Mrs P Collins**  
Erect a two storey dwelling with attached garage, revised scheme to PP 6/2006/0649.  
10 Sunridge Close, Swanage.  
**OBSERVATION:** No objection.
- 6/2008/0099            **Mr G Newton**  
Demolish existing garage and rear annexe; erect single storey extensions at side and rear; erect new attached garage and workshop on side and extend bedroom over. Raise roof to create further accommodation. Repair existing boundary fence and erect new gate pillars and gates at the front.  
2 Ballard Road, Swanage.  
**OBSERVATION:** Recommend refusal. This proposal constitutes an inappropriate design, out of scale with neighbouring properties and an overdevelopment of the site.

4. **VALIDATION OF PLANNING APPLICATIONS**

A letter dated 5<sup>th</sup> February 2008 was submitted from Purbeck District Council outlining the new regulations concerning the standard and content of planning applications that will be required under the General Development Procedure Order that will come into effect on 6<sup>th</sup> April 2008.

Observations on the proposals by the District Council to adopt the recommended national local requirements were invited.

After due consideration, Members did not wish to submit any formal comment on the proposals.

5. **OPERATIONS DEPARTMENT**

A Programme of Works to be undertaken by the Operations Department during February 2008 was submitted for information, and the position was noted.

6. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

The Clerk submitted a statement of cash balance as at 31<sup>st</sup> January 2008 (a copy attached at end of these Minutes), and the position was noted.

(b) **Cashflow Statement**

The Clerk submitted a Cashflow Forecast for the year 2007/08, which had been updated for January 2008. It was noted that the recent agreement to allow the payment of caravan site rents and rates by instalments (first instalment due on 1<sup>st</sup> March 2008) was reflected in the Cashflow Forecast, and also a payment that had been received on behalf of the De Moulham Trust.

(c) **Budget Reports**

Monthly budget reports had been submitted to all Members for information, and the position was noted. Detailed Management Accounts to 31<sup>st</sup> January 2008 were also submitted for information.

7. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Gloyn-Cox, seconded by Councillor Poultney, and RESOLVED:-

That the accounts specified in the Orders on Treasurer Nos. 11, 11a and 11b, amounting to £118,710.51, £64,619.10 and £26,501.55 respectively be paid, and that cheques be drawn therefor.

8. **EVENTS 2008**

Before consideration of this item, Councillor Mrs. Marsh declared a personal interest under the Model Code of Conduct, and remained in the Meeting during the debate.

(a) **Swanage Lights Committee**

A letter dated 7<sup>th</sup> February 2008 was submitted from the Chair of Swanage Lights Committee requesting permission to stage seven nights of music, with a bar, on the seafront during the week commencing Sunday, 3<sup>rd</sup> August 2008.

A further request for permission to hold a music night on Prince Albert Gardens on Saturday, 26<sup>th</sup> August 2008 was also submitted.

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

That the requests be approved.

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

(a) Planning permission had now been obtained for application 6/2007/0876 for improvements/extensions to Durlston Castle and the Lookout Café at Durlston Country Park.

(b) Reconsideration of proposed Arts Project.

10. **EXCLUSION OF PRESS AND PUBLIC**

It was proposed by Councillor Pratt, seconded by Councillor Mrs March, and RESOLVED UNANIMOUSLY:-

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.

11. **LEGAL ISSUES**

(a) **Audit Commission – Legal Challenge**

Further to Minute No. 11 (c) of the Special Meeting of the Council held on 21<sup>st</sup> January 2008, the Clerk updated Members on matters relating to the legal challenge by the Audit Commission.

Reference was made to a meeting held with the District Auditor on 17<sup>th</sup> December 2007, and subsequent meetings between the District Auditor and the Town Mayor on 13<sup>th</sup> February 2008, and members of the Audit Commission and Councillors Bright, Gloyn-Cox, Mrs. Patrick, Pratt and Trite on 15<sup>th</sup> February 2008.

Following a lengthy discussion, during which consideration was given to the timescales as agreed at the Caravan Park Committee Meeting held on 30<sup>th</sup> January 2008 in the appointment of a General Manager, it was proposed by Councillor Mrs. Patrick, seconded by Councillor Audley, and RESOLVED UNANIMOUSLY:-

That delegated authority be given to the Town Clerk and Councillors Mrs. Patrick and Pratt to contact the Recruitment Consultants regarding the future management arrangements and business options relating to the Caravan Park.

Further discussion ensued, following which it was proposed by Councillor Trite, seconded by Councillor Poultney, and RESOLVED UNANIMOUSLY:-

That following consultation with the Council's legal Advisers, the Council's concerns be again referred to the local MP and also the Secretary of State for Communities and Local Government.

Having regard to the urgent nature of matters that had arisen, it was FURTHER RESOLVED:-

That a special meeting of the Finance & Performance Management Committee be held on Friday, 22<sup>nd</sup> February 2008 at 9.30 a.m. to discuss such issues that have currently arisen regarding the future management of the Caravan Park.

(b) **Land south of Caravan Park**

The Clerk reported on matters relating to land south of the Caravan Park, and the position was noted.

(c) **Ice Cream Kiosk Concession**

Before consideration of this item, Councillor Mrs. Patrick declared her interest under the Model Code of Conduct by reason of a business association, and as her interest was prejudicial, left the meeting during the debate.

The Clerk updated Members on matters relating to the ice cream kiosk concession, and the position was noted.

The meeting concluded at 12.30 p.m.

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