

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 APRIL 2009** at 9.30 a.m.

PRESENT:-

Councillor M. Pratt (Town Mayor) – Chairman

Councillor B. Audley
Councillor C.R. Bright
Councillor Mrs. C. Gainsborough
Councillor L. Gloyn-Cox
Councillor Mrs. G. Marsh
Councillor Mrs. A. Patrick
Councillor S. Poultney (from 10.10 a.m.)
Councillor G.M. Suttle
Councillor W.S. Trite
Councillor M. Whitwam

Public Participation Time

There was one member of the public present at the Meeting, but he did not wish to speak.

1. **APOLOGIES**

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

2. **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

Mr Steve Dring, Planning Policy Manager at Purbeck District Council, presented a summary of the Strategic Housing Land Availability Assessment, a document which had been produced to meet a central government requirement for Councils to identify a 5 year and 15 year land supply. The Swanage section lists all sites put forward by landowners as being potentially suitable for housing development at some time in the future, although it was emphasised that this did not mean that the sites would gain planning permission or be developed. These included seven sites on the edge of the settlement boundary which may be required in the future, depending on the demands placed on Purbeck District by the yet-to-be-finalised Regional Spatial Strategy. Lengthy public consultation was envisaged before any such development could be undertaken. The document will be reviewed annually and a further call for sites would be issued in the coming weeks. It was noted that the Town Council may wish to put forward sites in its ownership for consideration.

Concerns were expressed at the inclusion of land opposite Herston Cross, between the High Street and the railway line, which had recently been removed from the Conservation Area. The Council's wish for this land to be protected from development through registration as a village green was highlighted. Attention was also drawn to the demand for additional allotment land and the urgent need for an increase in affordable housing.

Councillor Poultney entered the Meeting at 10.10 a.m.

3. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 31st March 2009 was submitted for information (a copy attached at end of these Minutes), and the position was noted.

4. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Suttle, seconded by Councillor Mrs Gainsborough, and RESOLVED:-

That the accounts specified in the Orders on Treasurer Nos. 13, 14, 14a, and 1, amounting to £23,476.97, £79,451.86, £78,229.02 and £35,178.15 respectively be paid, and that cheques be drawn therefor.

5. **OPERATIONS DEPARTMENT – MAINTENANCE PROGRAMME UPDATE**

A Programme of Works undertaken by the Operations Department during March/April 2009 was submitted for information, and the position was noted.

Members were pleased to note that the damaged play equipment on the Recreation Ground had been re-instated prior to the Easter weekend.

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

(a) **Purbeck District Council Planning Workshop**

Purbeck District Council were holding a workshop to discuss planning matters at Church Knowle Village Hall on Tuesday, 19th May 2009 at 6.30 p.m.

7. **EXCLUSION OF PRESS AND PUBLIC**

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

That, under Standing Order 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 legal issues.

8. **LEGAL ISSUES**

(a) **Vodafone – Lease Proposals Update**

It was reported that Vodafone no longer wished to pursue their proposals for the installation of communication equipment at Day's Park.

(b) **Holiday Park Disposal**

A Briefing Note had been circulated to all Members prior to the Meeting, highlighting a range of current issues related to the bidding process, which it was stressed was now at a critical stage, together with ongoing management matters. Detailed consideration was given to the information contained therein. Concerns were expressed at the uncertainty regarding the registration of caravan owners as electors, a matter requiring disclosure in the arrangements for the disposal of the Park, and it was proposed by Councillor Bright and seconded by Councillor Trite:

That a letter be sent to the Chief Executive of

Purbeck District Council requesting that the Town Council be informed by return of post of the current status in respect of the electoral registration of owners of caravans at Swanage Bay View Holiday Park.

Upon being put to the Meeting, TEN Members voted IN FAVOUR and there was ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

Consideration was given to a Schedule of Amendments prepared by Bay View Caravan Owners' Association, in particular with regard to clause 7(d) of the BH & HPA standard licence agreement that was predominately in use. It was proposed by the Town Mayor and seconded by Councillor Audley:

That the Town Council does not accept the amendment of point 3 of clause 7(d) to include the words 'and agreement with', nor the addition of points 9 and 10 in the Schedule of Amendments prepared by Bay View Caravan Owners' Association.

Upon being put to the Meeting, TEN Members voted IN FAVOUR and there was ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

It was further proposed by the Town Mayor and seconded by Councillor Trite:

That this decision be communicated to the Bay View Caravan Owners' Association and Dorset Trading Standards, as guided by the Council's legal advisers.

Upon being put to the Meeting, TEN Members voted IN FAVOUR and there was ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

Members considered the contents of a letter dated 14th April 2009 received from the owners of a caravan who were currently in dispute with the Council. It was proposed by Councillor Bright, seconded by Councillor Trite and RESOLVED UNANIMOUSLY:

That the matter be deferred to the Monthly Meeting of the Town Council to be held on Monday 27th April 2009, in order to facilitate the circulation of additional information by the Town Clerk prior to the meeting.

Attention was also drawn to the pending expiration of the contract of employment of the General Manager of the Holiday Park. A letter received from the Bay View Caravan Owners' Association dated 19th April 2009 relating to the matter, was circulated for consideration. It was proposed by Councillor Suttle, seconded by Councillor Mrs Marsh and RESOLVED UNANIMOUSLY:

That the Town Council acknowledges the sterling work undertaken by the General Manager and extends her contract until 30th September 2009.

The Town Council's Operations Manager reported on the refurbishment of the Quarryman toilets, which had not yet been undertaken. It was questioned whether the work should be undertaken prior to the pending disposal of the Park. Concern was expressed at the inadequacies of the original brief that had delayed the implementation of the upgrade. It was proposed by Councillor Bright, seconded by Councillor Suttle and **RESOLVED:**

That the matter be deferred for further consideration at the Monthly Meeting of the Town Council to be held on Monday 27th April 2009, in order to facilitate the circulation of additional information by the Town Clerk prior to the meeting.

The Meeting concluded at 12.05 p.m.
