

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 JULY 2009** at 9.30 a.m.

PRESENT:-

Councillor M. Pratt (Town Mayor) – Chairman

Councillor C.R. Bright
Councillor Mrs. C. Gainsborough
Councillor L. Gloyn-Cox
Councillor S. Poultney
Councillor W.S. Trite
Councillor M. Whitwam

Public Participation Time

There was one member of the public present at the Meeting.

MS. C. BARROW made representations regarding the STRATA Arts project, highlighting the fact that future maintenance costs would be borne by STRATA. The possibility of a leaflet trail being devised was raised.

1. **APOLOGIES**

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

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.

Plan No
Non-Delegated
Applications

6/2009/0374 **Synergy Housing Group Ltd**

Demolish existing block of flats and erect block of 11 new flats; form new vehicular access.

Cumberland Flats, 2 Ilminster Road, Swanage.

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

Delegated
Applications

The following two applications were not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Swanage Bay View Holiday Park is in the Council's ownership.

- 6/2009/0358 **Mr A Kew**
Erect timber decking.
Plot 48, Swanage Bay View Holiday Park, Panorama Road, Swanage.
- 6/2009/0359 **Mr G Smewin**
Erect timber decking.
Plot 106, Swanage Bay View Holiday Park, Panorama Road,
Swanage.
- 6/2009/0362 **Ms A Campbell**
Install new external staircase for flat 1.
Flat 1 Seashells, 7 Burlington Road, Swanage.
OBSERVATION: No objection.
- 6/2009/0368 **Girlguides (Swanage)**
Erect single storey extension, extend existing store, insert rooflights,
new ramp, steps and railing to entrance.
Ebenezer Chapel, 10 Bell Street, Swanage.
OBSERVATION: Recommend approval. The future public use of
this building is to be commended.
- 6/2009/0369 **Girlguides (Swanage)**
LISTED Erect single storey extension, extend existing store, insert rooflights,
new ramp, steps and railing to entrance, re-slate roof and make
internal alterations.
Ebenezer Chapel, 10 Bell Street, Swanage.
OBSERVATION: Recommend approval.
- 6/2009/0370 **Mr M Hamilton**
Erect single storey rear extension.
58 Steer Road, Swanage.
OBSERVATION: No objection.
- 6/2009/0373 **Mr & Mrs P Carle**
Erect single storey garage.
6 Hillview Road, Swanage.
OBSERVATION: No objection.
- 6/2009/0375 **Mr J Wood**
Retain existing replacement conservatory, increased roof height, air
conditioning unit and timber storage shed. (Revised scheme to PP
6/2008/0720).
Flat 3 Ocean Bay, 2 Ulwell Road, Swanage.
OBSERVATION: Recommend refusal. The conservatory is over-
dominating and out of keeping with the existing building. Concern
was also expressed at the impact of the air conditioning unit on
neighbour amenity.
- 6/2009/0381 **Mr D Coe**
Convert existing maisonette and cottage to two self contained dwelling
units. Certificate of Lawfulness – Existing.

17A High Street, Swanage.

NO OBSERVATION

6/2009/0382 **Ms H Byatt**

Loft conversion including rooflight and rear dormer window with juliette balcony.

47 Cauldron Crescent, Swanage.

OBSERVATION: No objection.

6/2009/0383 **Mr M Cooper**

Revised design to 6/2008/0190 to include additional dormer window and roof extension.

25 Manwell Road, 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 Swanage Bay View Holiday Park is in the Council's ownership.

6/2009/0386 **Ms E Scholfield**

Erect timber decking.

Plot 116C, Swanage Bay View Holiday Park, Panorama Road, Swanage.

6/2009/0387 **Mr Mitchard**

Replace existing wooden windows with uPVC windows.

Flat 8 Springhill House, 74 High Street, Swanage.

OBSERVATION: No comment.

3. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 30th June 2009 was submitted for information (a copy attached at end of these Minutes).

Arising from the above, and the fact that the Cash Flow Statement would in future be submitted to meetings of the Finance and Performance Management Committee, it was requested that explanatory notes be incorporated within the Statement of Cash Balance.

4. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Poultney, seconded by Councillor Mrs. Patrick, and
RESOLVED:-

That the accounts specified in the Orders on Treasurer Nos. 4, 4a and 4b, amounting to £318,459.28, £107,138.44 and £56,006.77 respectively be paid, and that cheques be drawn therefor.

5. **OPERATIONS DEPARTMENT**

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

Arising therefrom, a question was raised regarding the newly-erected signs in the public toilets and it was agreed that the matter be investigated.

6. **PURBECK SCHOOLS REVIEW**

A letter dated 8th July 2009 was submitted from the Project Manager (School Reorganisation) of Dorset County Council updating Members on matters relating to the future school provision in the Purbeck area. It was noted that, following the public consultation and the evaluation of responses, a Report had been submitted to the Dorset County Council Cabinet. The following recommendations affecting Swanage had been approved:-

- An “in principle” decision should be taken that the Purbeck pyramid of schools should adopt a two tier (primary/secondary) structure;
- Further consultation should be undertaken with Wool and Swanage to develop options for education within the context of two tier in their respective areas.

The Town Council had been invited to nominate a representative to attend forthcoming meetings of the Swanage Options Forum, as had Langton Matravers. During the ensuing discussion, it was considered that one representative was disproportionate bearing in mind the number of schools within the Swanage boundary.

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

That Councillors Hadley and Poultney be nominated to represent the Town Council at future meetings of the Swanage Options Forum held to consider future school provision in the Purbeck area.

7. **STRATA ARTS PROJECT**

Further to Minute No. 5 of the Finance and Performance Management Committee meeting held on 3rd September 2008, consideration was again given to the siting of the stone plinths for the Strata Arts Project.

Sites had been identified in Broad Road and Shore Road, and permission was requested to erect stone plinths in these locations in order to progress the Project.

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

That permission be granted in principle to erect stone plinths on Broad Road and Shore Road for the Strata Arts Project, subject to the Town Council receiving acknowledgement that it reserves the right to remove the plinths at any time, should it be deemed appropriate.

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

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

(a) **Dorset Local Involvement Network (Dorset LINK)**

It was reported that government funding had been made available to Dorset County Council to provide services for Dorset LINK, a network set up to enable people to comment on health and social care services in the area.

It was noted that an information bus would be visiting Swanage on Thursday, 1st October 2009 in order to promote this service.

- (b) **Poole and Christchurch Bays Shoreline Management Plan Review**
 A letter dated 7th July 2009 relating to the Poole and Christchurch Bays SMP Review was submitted for information.
 It was noted that the closing date for responses for the following three documents is 3rd August 2009, and that this should be drawn to the attention of the Town Council's representative.
 The documents are:
 "Natural & Built Environment Baseline (Thematic Studies)".
 "Policy Units: Features, Issues and Objectives".
 "Review of Coastal Processes and Associated Risks at Hengistbury Head".
- (c) **Review of Dorset's Joint Municipal Waste Management Strategy**
 It was reported that Dorset's Joint Waste Management Strategy had now been formally adopted as policy across the councils and that the final document was now available on line or direct from Dorset County Council.
- (d) **Revised Arrangements for Delegating Planning Decisions to Officers at Purbeck District Council**
 This matter would be considered at a future meeting of the Council.
- (e) **Opening of Public Toilets**
 A question was raised regarding the late opening of the public toilet facilities when evening events i.e. fireworks are being held. It was noted that delegated authority to act in the matter had been given to the Operations Manager and the Tourist Information Centre Supervisor, and it was intended that some facilities should remain open until the events had finished. The General Operations Committee Chairman was requested to seek further clarification on this matter.

9. **EXCLUSION OF PRESS AND PUBLIC**

Proposed by the Town Mayor, seconded by Councillor Mrs. Gainsborough, 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.

10. **LEGAL ISSUES**

(a) **Holiday Park Disposal**

Further to Minute No. 6 of the Special Meeting of the Council held on 26th June 2009, consideration was given to a request received from solicitors acting on behalf of the preferred bidder for a further two week extension to the due diligence period.

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

That the request, received on behalf of the preferred bidder, for a two week extension to the due diligence period be agreed.

- (b) **Peveiril Point – Registration of Land North of Old Coastguard Cottages**
The Deputy Town Clerk updated those present on matters relating to the registration of land north of Old Coastguard Cottages, and it was noted that a further report would be presented to the next meeting of the Council to be held on 3rd August 2009, if required.
- (c) **Cow Lane**
Further to Minute No. 8 (b) of the Special Meeting of the Council held on 18th May 2009, consideration was given to a settlement proposal received from the developer of the Newton Grange site, contained in a letter submitted from the Council's surveyor.
Following a brief discussion, it was proposed by the Town Mayor, seconded by Councillor Poultney, and RESOLVED:-
That the matter be deferred for consideration at the next meeting of the Council to be held on 3rd August 2009 to enable further information to be obtained.

The Meeting concluded at 12.30 p.m.
