

Minutes of the SPECIAL MEETING of the

Swanage Town Council held at the Town Hall
on THURSDAY, 5th April 2007 at 9.30 a.m.

Present Councillor G M Suttle - Chairman
 Councillor Mrs C Bartlett
 Councillor C R Bright (until 11.45 a.m.)
 Councillor Mrs J Farrow
 Councillor Mrs C Gainsborough
 Councillor M Hadley
 Councillor Mrs G A Marsh
 Councillor M W Pratt
 Councillor Mrs A Turner (until 11.45 a.m.)

In addition to Members of the Council and officers, four members of the public attended the Meeting.

Public Participation Time

- i) A question was asked about the management of Swanage Bay View Holiday Park. The Chairman stated that a disciplinary matter was being investigated and that no further comment could be made. However, the Holiday Park was continuing to operate as normal.
- ii) A resident of Howard Road made representations objecting to the proposed redevelopment of the Emmanuel Baptist Church set out in application 6/2007/0208. Particular concern was expressed over parking and vehicular access.

1. APOLOGIES Apologies for their inability to attend the Meeting were received from
 Councillors Audley, Trite and Tyrer.

The Chairman reminded Members that the function of this Special Meeting is to form a view of each application on behalf of the town. This is then expressed as an observation to the Purbeck District Council.

Councillors C R Bright and Mrs G A Marsh did not vote on, or propose, or second any of the motions on the following planning applications, by reason of being elected members of the Purbeck District Council's Planning Board.

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.

2. PLANS **The following submitted applications for permission to develop were considered.**

Plan No Applicant, Proposal, Site, & Observation.

**Non-Delegated
Applications**

6/2007/0146 **Truline Developments**
 Re-develop site by erection of 4 shops and 8 residential units including the re-roofing of Nos. 44 & 48A. Providing refuse store and cycle store.
 44, 46, 48 & 48A High Street, Swanage.
 OBSERVATION: Recommend refusal on the grounds of overdevelopment.

6/2007/0147 **Truline Developments**

LISTED Re-develop site by the erection of 4 shops and 8 residential units including re-roofing of Nos. 44 & 48A.
44, 46, 48 & 48A High Street, Swanage.
OBSERVATION: Recommend refusal on the grounds of overdevelopment.

6/2007/0148 **Truline Developments**
Demolish numbers 46 & 48 High Street and garages to rear.
44, 46, 48 & 48A High Street, Swanage.
OBSERVATION: Recommend refusal on the grounds of overdevelopment.

Councillor M Pratt declared a personal and prejudicial interest in the following application under the Model Code of Conduct by reason of being a near neighbour of the proposed development, and left the Meeting during its consideration.

Councillor Mrs C Bartlett declared a personal and prejudicial interest in the following application under the Model Code of Conduct by reason of being a close friend of a near neighbour of the proposed development, and left the Meeting during its consideration.

6/2007/0193 **Mr J Wright**
Demolish existing works and erect one detached three bedroomed house and one pair semi-detached two bedroomed bungalows.
19, Princess Road, Swanage.
OBSERVATION: Recommend refusal. The Town Council acknowledges improvements made since the previous application, but considers that the proposals still constitute overdevelopment of the rear of the site. Greater consideration should also be given to the provision of recycling facilities.

6/2007/0214 **Mr Levy**
Erect three cottages with associated parking; modify vehicular access.
46 Bell Street, Swanage.
OBSERVATION: Recommend refusal on the grounds of overdevelopment.

Delegated Applications

Further to a request from members of the public it was agreed that consideration of the following application be brought forward.

6/2007/0208 **Emmanuel Baptist Church**
Demolish side hall and extension. Erect two storey side extension and external play area with associated parking; modify vehicular access.
1-3 Howard Road, Swanage.
OBSERVATION: Recommend refusal. The Town Council considers this to be an inappropriate location for this important facility. Concern was expressed over the following issues: i) the inadequate information provided relating to traffic movement and its impact on child safety; ii) the use of an existing residential garden as a children's play area, especially given the temporary nature of the planning permission for use of the adjoining property as office accommodation (due to expire in Nov 2008); and iii) the suitability of a property built over different levels for children's activities.

6/2007/0144 **Mr N Haslam**
Retain a micro wind turbine on east elevation of dwelling and lower existing height.
10 Gannetts Park, Swanage.
OBSERVATION: Recommend approval.

6/2007/0149 **Mr J Maughan**

Retain dormer window and balcony - amended scheme to PP 6/2006/0065.
Flat 10, The Gables, 16 Victoria Avenue, Swanage.
OBSERVATION: Recommend approval.

Councillor Mrs J Farrow declared a personal and prejudicial interest in the following application under the Model Code of Conduct by reason of being a close acquaintance of the applicant, and left the Meeting during its consideration.

6/2007/0170

Mr O Lock

Replace velux rooflights on front elevation with dormer windows.
10 D'Urberville Drive, Swanage.

OBSERVATION: Recommend approval, subject to there being no overlooking of neighbouring properties.

6/2007/0172

Mr Farmer

Erect non-illuminated hanging sign (Retrospective).
Caravan & Camp Site, Herston Yard Farm, Washpond Lane, Swanage.

OBSERVATION: Recommend refusal on the grounds that the sign is an inappropriate size for a rural setting.

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.

6/2007/0178

Mrs Lindsey Bish

Erect timber decking.
Plot 271, Swanage Bay Holiday Park, Swanage.

6/2007/0179

Mr & Mrs Allan

Erect a pitched roof sun room at rear.
57 Bay Crescent, Swanage.

OBSERVATION: Recommend approval.

6/2007/0189

Mr W Ross

Change of use to residential, demolish and reconstruct conservatory, store, utility room and porch.

Ivy Cottage, Shore Road, Swanage.

OBSERVATION: Recommend approval.

6/2007/0190

LISTED

Mr Peter Smith

Insert window at first floor on side and french windows on ground floor at rear. Make internal alterations.

63 Ulwell, Swanage.

OBSERVATION: Recommend approval.

Councillor M Hadley declared a personal interest in the following application under the Model Code of Conduct by reason of being known to the applicant.

6/2007/0192

C Illing

Erect a single storey extension at rear.

4 Sunnysdale Villas, Durlston Road, Swanage.

OBSERVATION: Recommend approval.

The Town Mayor 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 relinquished the Chair and left the Meeting during its consideration.

Councillor Mrs A Turner 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.

Councillor M Pratt declared a personal and prejudicial interest in the following application under the Model Code of Conduct by reason of being a near neighbour of the proposed development, and left the Meeting during its consideration.

In the absence of the Town Mayor it was proposed by Councillor Mrs C Gainsborough, seconded by Councillor Mrs C Bartlett and AGREED UNANIMOUSLY:

That Councillor Mrs Marsh assume the chair.

Councillor Mrs Marsh assumed the chair.

6/2007/0198 **Mr & Mrs P Dyke**
Erect rear conservatory.
15A Princess Road, Swanage.
OBSERVATION: Recommend approval.

Councillor Mrs G Marsh relinquished the Chair.

The Town Mayor reassumed the Chair.

Councillor Mrs C Gainsborough declared a personal interest in the following application under the Model Code of Conduct by reason of being an acquaintance of the applicant.

6/2007/0203 **Mr Squirrell**
Install solar panels on roof.
39 Cauldron Crescent, Swanage.
OBSERVATION: Recommend approval.

6/2007/0204 **D Wright**
Erect single storey rear extension.
40 D'Urberville Drive, Swanage.
OBSERVATION: Recommend approval.

6/2007/0207 **Mrs Pragnell**
Convert existing seven bed sits into four self contained flats, form new window openings.
191/191A High Street, Swanage.
OBSERVATION: Recommend approval, subject to the provision of adequate recycling facilities.

3. ITEMS OF INFORMATION AND MATTERS FOR FORTHCOMING AGENDAS

It was reported that application 6/2006/1120 for the extension of quarrying rights near Belle Vue Farm, Swanage had been approved by Dorset County Council.

4. EXCLUSION OF PRESS AND PUBLIC

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

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.

5. LEGAL MATTERS

a) STAFFING MATTERS

The Town Clerk reported on staffing issues that had arisen at the Swanage Bay View Holiday Park following the

resignation of the Caravan Sales and Operations Manager and the need to put in place a number of interim management measures.

The Town Mayor thanked the Town Clerk and other members of staff for their exceptionally hard work in the present circumstances.

Councillor Mrs C Bartlett declared a personal and prejudicial interest in this matter under the Model Code of Conduct by reason of being an employee of the Town Council's bars and catering contractor, and left the room during its discussion.

The possibility of inviting Mr David Taylor, the bars and catering contractor, to manage the Holiday Park complex (including the pool, reception and launderette) was discussed. The importance of appointing an individual to oversee the running of the complex and provide managerial supervision to the staff was highlighted. After further discussion it was proposed by the Town Mayor, seconded by Councillor Mrs Marsh and **RESOLVED UNANIMOUSLY:**

That Mr David Taylor, the bars and catering contractor, be invited to manage the Holiday Park complex to the end of the summer season 2007 with immediate effect, subject to satisfactory terms and agreement.

If was further **AGREED:**

That the Town Mayor, Deputy Mayor, Councillor Bright and the Town Clerk be granted delegated authority to agree terms.

Councillor Mrs Bartlett re-entered the Meeting.

Consideration was then given to management of the grounds staff. It was proposed by the Town Mayor, seconded by Councillor Bright and **RESOLVED UNANIMOUSLY:**

That the Town Council's Operations Manager be requested to oversee the management of the ground works at the Holiday Park on a temporary basis, in conjunction with the existing Holiday Park Supervisor.

The issue of overseeing caravan sales was then discussed. The important role played by the Housekeeper in recent weeks was highlighted and it was suggested that she continue to act as the initial contact for sales enquiries. Some concern was expressed at the increased administrative burden that may fall on the Town Hall administrative staff. It was noted that the Information Centre Manager was willing to assist. It was proposed by the Town Mayor, seconded by Councillor Bright and **RESOLVED UNANIMOUSLY:**

That the Town Clerk have delegated authority to make the necessary arrangements to put in place an interim sales team, and that he report further on the wider implications for the Town Council and its staff.

The Town Clerk highlighted the need to inform caravan owners of these changes and it was agreed that he would issue a newsletter as soon as possible.

b) NEWTON GRANGE PROPOSALS

The Town Clerk updated Councillors on the current position relating to the ownership of Cow Lane and the need to consider the developer's landscaping proposals. The matter was deferred for further information.

Councillor Mrs A Turner left the Meeting at this point.

c) PRIVATE BEACH HUT SITES LICENCE AGREEMENTS

Councillor Bright declared a personal and prejudicial interest in this item as a private beach hut licensee and left the meeting.

The Town Mayor updated Councillors following a meeting held the previous evening with members of the Private Beach Hut Site Users Group. It was noted that dissatisfaction was still being expressed over the terms of the current draft licence, despite lengthy discussions with solicitors to attempt to address the licensees' concerns. It was proposed by the

Town Mayor, seconded by Councillor Pratt and RESOLVED UNANIMOUSLY:
That the private site licences be issued in their current form,
together with the licensees' invoices, as soon as possible.

The Meeting closed at 12.00 noon.