

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 28th APRIL 2014** at 7.00 p.m.

PRESENT:-

Councillor Mrs. A. Patrick (Town Mayor) – Chairman.

Councillor Mrs. C. Bartlett
Councillor M. Bonfield
Councillor I. Brown
Councillor Miss C. Harris
Councillor Mrs. G.A. Marsh
Councillor S. Poultney
Councillor M. Pratt
Councillor W.S. Trite
Councillor M. Whitwam
Councillor A. Wiggins

There were three members of the public in attendance at the Meeting.

Public Participation Time

The following matters were raised during Public Participation Time:-

- Recent stopping of work by contractors on the Downs and Seafrost Stabilisation Scheme.

The Council Meeting commenced at 7.15 p.m.

1. **APOLOGIES**

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

2. **DECLARATIONS OF INTERESTS**

Members were invited to declare their interest under the Code of Conduct as defined by regulations made under section 30 (3) of the Localism Act 2011.

There were no declarations to record on this occasion.

3. **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**

6/2014/0161 **Winchester Beach Hut Company Ltd**

Increase height of existing retaining wall and erect five replacement beach huts.

Promenade below Highcliffe Road, Swanage.

OBSERVATION: No objection, subject to the approval of the District Engineer.

6/2014/0168 **Mr Stuart Anderson**

Erect single storey rear extension to garage.
83 Bay Crescent, Swanage.

OBSERVATION: No objection.

6/2014/0173 **Shorefields Holidays**

Change of use of land for the siting of one residential wardens caravan.
Swanage Coastal Caravan Park, Priests Way, Swanage.

Application withdrawn.

6/2014/0188 **Ms Amanda Jones**

Erect three-storey rear extension.
8 Argyle Road, Swanage.

OBSERVATION: Defer – To be considered at the Council Meeting on 12th May 2014.

6/2014/0191 **Mr & Mrs B Silverton**

Erect first-floor rear extension with balcony, loft conversion with rooflight and dormer window; erect conservatory.
120 Kings Road West, Swanage.

OBSERVATION: No objection, subject to no overlooking of neighbouring properties.

**Non-Delegated
Application**

6/2014/0166 **Storer (Coventry) Ltd.**

Minor material amendment to 6/2011/0812 (Demolition Pier Head Building and associated outbuildings, erect two new buildings to form eight flats, restaurant, pizza oven, ice cream parlour and gallery. Landscape site and form new vehicular parking in basement; form new vehicular access to allow omission of basement car park and amend layout.

The Pier Head, High Street, Swanage.

OBSERVATION: No objection.

4. **PLANNING APPEALS**

The Clerk updated Members on planning appeals that had been lodged in relation to applications for housing outside of the settlement boundary at land north of the former Grammar School (6/2013/0150) and at Prospect Farm (6/2013/0046). The appeals were scheduled to be held on 3rd June and 28th May 2014 respectively.

Further to Minute No. 3 of the Special Meeting of the Council held on 18th February 2013, consideration was given to amending the Council's comment in respect of application 6/2013/0046, and it was proposed by Councillor Trite, seconded by the Town Mayor, and **RESOLVED UNANIMOUSLY:-**

That the Town Council makes representation at the Appeal Hearing that it considers this application to be premature pending the allocation of sites for settlement extensions through the Swanage Local Plan.

BUDGET MONITORING

(a) Statement of Cash Balance

A Statement of Cash Balance as at 31st March 2014 was submitted for information (a copy attached at end of these Minutes).

6. PAYMENT OF ACCOUNTS

Proposed by Councillor Brown, seconded by Councillor Miss Harris, and
RESOLVED:-

That the accounts specified in the Orders on Treasurer Nos. 13, 14, 14a, 1 and 1a, amounting to £454,684.00, £26,274.96, £54,796.69, £334,622.38 and £47,526.55 respectively be paid, and that cheques be drawn therefor.

7. SEAFRONT AND DOWNS STABILISATION SCHEMES

Further to Minute No. 3a of the Extraordinary Council Meeting held on 17th April 2014, the Clerk updated those present on matters relating to the Seafront and Downs Stabilisation Schemes.

It was reported that dismantling of the War Memorial should be completed by the end of the week, and that work would soon commence on re-grading of the land. It was noted that requirements for soil nailing may be identified on the completion of the re-grading work.

During the ensuing discussion, it was requested that an identification mark showing the re-location of the War Memorial be erected, for information.

It was further reported that electricity meters (pre-paid card system) were to be installed in the beach huts at an estimated cost of £5,760.

8. NORTH BEACH RECYCLING FACILITIES

Consideration was given to an e-mail dated 24th March 2014 from the Dorset Waste Partnership notifying the Council that, due to contractual changes, recycling credits would no longer be paid in respect of the recycling facilities at North Beach car park.

During the ensuing discussion, it was felt that since the introduction of the enhanced kerbside collection, the use of these facilities had declined, and consideration was given to the requirement for the continuation of this service in this location.

It was AGREED:-

That a public consultation exercise regarding the retention or discontinuation of the recycling facilities in North Beach car park be undertaken through the Council's Newsletter.

9. NAVITUS BAY WIND PARK

Documents updating Members on the proposals for the Navitus Bay Wind Park were submitted for information.

It was noted that as the Wind Park was defined as a Nationally Significant Infrastructure Project under the Planning Act 2008, a Development Consent Order (DCO) would be required before it could be built.

Prior to the examination of a DCO application, members of the public would be able to register as an interested party during May/June 2014, and those present were urged to undertake this registration process.

10. ST. MARK'S CE VA PRIMARY SCHOOL

Further to Minute No. 104 (a) of the Council meeting held on 9th December 2013, and an additional communication from Mark Woolley, a governor of St. Mark's

School, consideration was given to a request for the introduction of a part-time 20 mph speed limit on the High Street around the entrance to the former Middle School site.

Following discussion, it was proposed by the Town Mayor, seconded by Councillor Whitwam, and RESOLVED UNANIMOUSLY:-

To support the request from St. Mark's Primary School for a part-time 20 mph speed limit on the High Street around the entrance to the former Middle School.

11. **ARRANGEMENTS FOR NEW YEAR'S EVE 2014**

Reference was made to the arrangements undertaken for New Year's Eve in recent years, and the need to review operational matters for future years was acknowledged.

It was AGREED:-

That a meeting be arranged with representatives from the Town Council, Dorset County Council, Dorset Police, Pub Watch and other interested parties to discuss the matter.

12. **BEACH GARDENS**

A letter was submitted from Swanage Tennis Club requesting that consideration be given to waiving the court fees for the tennis coach for a one year period while he attempts to establish a reputation of high standard coaching and reliability for children under 18 years.

Following a brief discussion, it was proposed by Councillor Trite, seconded by Councillor Wiggins, and RESOLVED:-

That the matter be deferred for consideration by the Tourism Committee, and that Nathan Fowler be invited to attend the meeting.

13. **PARADE RAILINGS**

The Clerk reported on the deteriorating condition of the Parade Railings and the requirement for SSE to replace the existing lighting stanchions incorporated within the railings.

It was likely that a contribution towards the cost of any new railings would be sought from the Town Council.

Following discussion, it was RESOLVED:-

That the Town Council enter into discussions with the County and District Councils regarding the possible replacement of the Parade railings.

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

There were no additional items of information or matters for forthcoming Agendas at the present time.

EXCLUSION OF PRESS AND PUBLIC

Proposed by the Town Mayor, seconded by Councillor Poultney, 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.

15. **SEAFRONT AND DOWNS STABILISATION SCHEMES**

Further to Minute No. 138 of the Council Meeting held on 3rd February 2014, which authorised expenditure of up to £129,625 in respect of additional seafront stabilisation works, it was reported that those Members granted delegated authority had since authorised an increase in that sum to an estimated £154,000. That figure is in addition to the £76,000 reported under Minute No. 6 of the Special Meeting held on 17th March 2014.

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

To note that the sum authorised under Minute No. 138 of the Council Meeting held on 3rd February 2014 now stood at £230,000.

The Town Clerk also reported an update regarding the fees payable for contract administration. Under Minute No. 4 of the Extraordinary Meeting held on 28th October 2013, the contract was awarded to Morgan Carey Associates in the sum of £47,009.70. It was noted that this figure equated to 2.7% of the overall construction cost, then estimated to be £1,741,000, and that this would now be higher due to the increase in the overall cost of the stabilisation project.

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

To record formally that the final sum payable for contract administration (including the cost of all third-party professional advice) would equate to 2.7% of the final construction cost.

16. **FUTURE OPERATION OF SWANAGE MARKET**

Further to the meeting of the Finance and Performance Management Committee held earlier in the day, consideration was given to the recommendation of the Committee for the future operation of the market.

Following a brief discussion, it was proposed by the Town Mayor, seconded by Councillor Poultney, and **RESOLVED UNANIMOUSLY:-**

To agree the recommendation of the Finance and Performance Management Committee to accept the tender submitted by Markets JC Ltd for the operation of the market in Swanage for a two year period.

It was **FURTHER RESOLVED:-**

That market day be changed from Tuesday to Friday.

Before consideration of the following item, Councillors Trite and Whitwam declared a personal interest under the Code of Conduct by reason of being a member and director of the Swanage Railway Company. They remained in the meeting during the debate, but did not vote on the matter.

17. **TOWN COUNCIL DEPOT**

Further to Minute No. 10 of the Council meeting held on 17th February 2014, consideration was again given to the options for the possible future re-location of the Town Council's depot.

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

That the Town Council liaise with Purbeck District Council to explore the potential redevelopment of units at Purbeck Business Centre as a Town Council

Depot and that no further action be taken to explore such a facility at Prospect Business Park.

It was FURTHER RESOLVED:-

That a supplementary estimate of £2,500 be made as a contribution to the costs of a feasibility study.

18. **TOWN HALL OFFICES**

Consideration was given to the urgent repairs required to the ceilings in the Town Hall offices, and estimates received for the cost of carrying out the works.

It was reported that some issues had been raised regarding the specification requested by the Design and Conservation Officer at Purbeck District Council, and, following discussion, it was proposed by the Town Mayor and seconded by Councillor Trite:-

That Morgan Carey Architects be authorised to liaise with the Design and Conservation Officer at Purbeck District Council on the Town Council's behalf.

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

19. **LEASE – SWANAGE RAILWAY**

The Clerk updated Members on legal and professional fees incurred during lease negotiations with Swanage Railway since 1998.

Discussions had been held with the Council's Surveyor regarding the protracted fees and an account had subsequently been submitted.

It was proposed by the Town Mayor and seconded by Councillor Pratt:-

That payment of the following fees be authorised:

Thornes	£15,000 plus VAT
Jacobs & Reeves	£5,503 plus VAT

The meeting concluded at 8.35 p.m.
