

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 19th SEPTEMBER 2011** at 7 pm.

PRESENT:-

Councillor W.S. Trite (Town Mayor) – Chairman.

Councillor Mrs. C. Bartlett
Councillor M. Bonfield
Councillor I. Brown
Councillor Mrs. A. Patrick
Councillor S. Poultney
Councillor M.W. Pratt
Councillor G.M. Suttle
Councillor M. Whitwam

In addition to Members of the Council and officers, 2 members of the public attended the Meeting.

The Mayor welcomed Mr. Ian Foster to the meeting.

Report on Ground Slope Stability – Recreation Ground, Shore Road

Mr. Ian Foster, on behalf of Smith Foster Consulting Civil and Structural Engineers, presented a detailed Report on the ground slope stability and options for stabilisation at the Recreation Ground, Shore Road.

He reported that, over the past ten years, there had been slow slippage, as a result of which cracks were appearing in some walls and pathways. He suggested that remedial work could be carried out under one scheme, as follows:-

- Install drainage into the eastern slope.
- Replace the retaining wall behind the beach huts.
- Soil ‘nailing’ (the insertion of steel tubes) be undertaken along half the length of the site.

It was also suggested that, in order to reduce the Council’s risk exposure, consideration be given to the removal of some paths below the War Memorial.

During the ensuing discussion, a question was raised as to whether the retaining wall could be extended to allow for additional tiers of beach huts in the future, and it was acknowledged that such an extension would increase the strength of the retaining wall.

On the conclusion of the Presentation, it was agreed that the matter be referred for consideration at the next meeting of the General Operations Committee scheduled to be held on 9th November 2011.

The Mayor thanked Mr. Foster for his informative Presentation and detailed Report, and then opened the meeting for Public Participation at 7.15 p.m.

Public Participation Time

MISS HANNAH ETHERINGTON gave a detailed and explanatory report in support of Planning Application No. 6/2011/0548 – Little Downend, West Durlston Lane, Southcliffe Road, Swanage.

The Mayor opened the Council Meeting at 7.20 p.m.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Miss Harris, Mrs. Marsh and Wiggins.

2. **PLANS**

**Delegated
Applications**
6/2011/0482

Mr N Churchill

Erect replacement stone boundary wall. (Retrospective).
1 Newton Road, Swanage.

OBSERVATION: Recommend approval of a stone wall with a Cock & Hen finish.

6/2011/0539

Mr C Hartfield

Replacement of existing timber windows with new timber effect uPVC windows.
Burr Stone Mead, High Street, Swanage.

OBSERVATION: No objection, subject to the approval of the Conservation Officer.

6/2011/0547

Mr G Young

Remove existing rooflight and install 5 new rooflights to roof.
Replace single door with french doors to rear elevation.
25 Hillview Road, Swanage.

OBSERVATION: No objection, subject to the rooflights being fixed and there being no overlooking of neighbouring properties.

6/2011/0548

Miss H Etherington

Demolish existing semi-detached dwelling and erect new detached dwelling.
Little Downend, West Durlston Lane, Southcliffe Road, Swanage.

OBSERVATION: No objection, subject to appropriate screening.

6/2011/0559

Mr R Wood

Erect replacement garage with home office over and resurface parking area. Revised scheme to PA 6/2010/0491.
30 Burlington Road, Swanage.

OBSERVATION: No objection.

The following applications were not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Council had retained the freehold of the Holiday Park.

- 6/2011/0552 **Mr B Watson**
Erect timber decking.
Plot 309, Swanage Bay View Holiday Park, Panorama Road,
Swanage.
- 6/2011/0553 **Mr Vernazza**
Erect timber decking.
Plot 314, Swanage Bay View Holiday Park, Panorama Road,
Swanage.
- 6/2011/0556 **Mr P Woodward**
Erect uPVC decking.
Plot 256B, Swanage Bay View Holiday Park, Panorama Road,
Swanage.

3. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 31st August 2011 was submitted for information (a copy attached at end of these Minutes).

4. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Bartlett, seconded by Councillor Bonfield, and
RESOLVED UNANIMOUSLY:-

That the accounts specified in the Orders on Treasurer
Nos. 6 and 6a, amounting to £141,863.40 and £70,107.43
respectively be paid, and that cheques be drawn therefor.

5. **CORE STRATEGY**

Further to Minute Nos. 114 and 123 of the Council Meetings held on 6th
December 2010, consideration was given to the amendments made to the pre-
submission Core Strategy following the latest consultation exercise.

Following discussion, it was RESOLVED:-

To re-affirm the Town Council's objections to the
pre-submission Core Strategy.

6. **PRINCE ALBERT GARDENS**

Consideration was given to a Deed of Variation to an agreement between
Purbeck District Council and Swanage Town Council dated 27th June 1995 to
accommodate a boat house and storage facilities for the Swanage Sea Rowing Club
on Prince Albert Gardens.

It was proposed by Councillor Suttle, seconded by Councillor Mrs. Bartlett,
and RESOLVED:-

That approval be given to seal the Deed of Variation
between Purbeck District Council and Swanage Town
Council to erect a boat house and storage facilities on
Prince Albert Gardens.

7. **DIAMOND JUBILEE CELEBRATIONS**

Following expressions of interest shown by several organisations in the town, consideration was given to setting up a Working Party to communicate/co-ordinate events to celebrate Her Majesty The Queen's Diamond Jubilee in 2012.

Following discussion, it was AGREED:-

That the Town Mayor and Councillors Mrs. Bartlett, Bonfield and Suttle meet with representatives of Swanage Chamber of Trade, Swanage Rotary Club and the Regatta & Carnival Association to progress the matter.

It was FURTHER AGREED:-

That the use of the Town Hall be made available, free of charge, for meetings of any subsequent Working Party/ Committee that may be formed as a result of the above Meeting.

8. **PUBLIC CONSULTATION**

(a) **Boundary Commission Electoral Review of Purbeck**

A letter dated 23rd August 2011 was submitted from the Local Government Boundary Commission for England outlining proposals to improve the levels of electoral representation in Purbeck which had become imbalanced since the last review.

During the ensuing discussion, it was noted that the two wards within the parish of Swanage had a variance in the number of electors greater than 10%, and it was proposed by Councillor Trite, seconded by Councillor Mrs. Patrick, and RESOLVED UNANIMOUSLY:-

To recommend that the electoral boundaries between the north and south wards in Swanage be re-drawn in order that the wards may be equally represented on the Town Council i.e. 6 councillors for each ward.

Consideration was then given to the current electoral arrangements for Purbeck, and the proposed recommendation that the number of elected representatives be increased to 27 for Purbeck District Council.

During the ensuing debate, it was noted that the above recommendation would necessitate amendments to current warding arrangements, and would incur additional costs to the District Council.

It was proposed by Councillor Suttle, seconded by Councillor Trite, and RESOLVED UNANIMOUSLY:-

That the Town Council does not support the proposed recommendation to increase the number of councillors on Purbeck District Council at the present time, as it was considered to be unjustifiable expenditure in the current economic climate.

(b) **Renewable Energy Strategy for Bournemouth, Dorset and Poole**

Copies of the updated Consultation Draft for the Renewable Energy Strategy for Bournemouth, Dorset and Poole had been circulated to all Members for consideration prior to the Meeting.

During the ensuing discussion, it was noted that the views of the Town Council had not been sought in the capacity of consultee, and it was

AGREED:-

That individual Members submit their own representations on the Renewable Energy Strategy for Bournemouth, Dorset and Poole.

(c) **Dorset Coast Forum**

Consideration was given to the Dorset Coast Strategy 2011-2021 (copies circulated to all Members prior to the Meeting). The document aimed to set out a consensus view on the way in which the members of the Dorset Coast Forum would work together to improve the planning and management of the Dorset Coast and inshore waters.

Following discussion, it was AGREED:-

That Councillors Miss Harris and Mrs. Marsh, the Town Council's representatives on the Dorset Coast Forum, be given delegated authority to respond to the Dorset Coast Strategy 2011-2021 on behalf of the Town Council.

9. **NATURAL ENGLAND – PROPOSALS FOR STUDLAND TO PORTLAND SPECIAL AREA OF CONSERVATION**

A letter dated 1st September 2011 was submitted from Natural England seeking the Town Council's views on the proposals for Studland to Portland as a Special Area of Conservation.

Following discussion, during which concern was again expressed regarding the possible impact of the introduction of the proposed SAC on the local fishing industry, it was proposed by Councillor Bonfield, seconded by Councillor Poultney, and RESOLVED:-

To re-affirm the Council's previous response.

10. **LOCAL ENTERPRISE PARTNERSHIP**

A brief summary of the Local Enterprise Partnerships was presented, for information. It was noted that the LEPs were locally-owned partnerships between local authorities and businesses and would play a central role in determining local economic priorities and undertake activities to drive economic growth and the creation of local jobs.

Following discussion, it was proposed by Councillor Mrs. Patrick and seconded by Councillor Mrs. Bartlett:-

That Mr Alan Power (Chairman – Destination Dorset) be nominated to serve on the Local Enterprise Partnership Board for Dorset.

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

11. **MONKEY BEACH**

Before consideration of this item, Councillor Bonfield declared a personal and prejudicial interest under the Model Code of Conduct by reason of being a personal friend of the applicant and left the Meeting during the debate.

The Clerk reported on an enquiry received regarding a proposal for the introduction of removable pontoons in the vicinity of Monkey Beach.

During the ensuing discussion, it was noted that a concession previously

allocated in this area was no longer operating, and it was felt that such a facility may be beneficial for boats visiting the town during the Olympics in 2012.

It was proposed by Councillor Mrs. Bartlett and seconded by Councillor Mrs. Patrick:-

That an advertisement be placed in the local press seeking Expressions of Interest for the concession.

Upon being put to the Meeting, SIX Members voted IN FAVOUR of the Proposition, and there were TWO ABSTENTIONS, whereupon the Proposition was declared CARRIED.

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

(a) **Items of Information**

It was reported that:-

- i) A request for Scoping Opinion at Wytch Farm, Wareham and Kimmeridge Oilfields had been received. (Document available at Town Hall).
- ii) Members were invited to visit 'The Hub' at St. Leonards on Friday, 23rd September regarding the provision of ambulance cover in Swanage.
- iii) A 'Health and Care Market Place' meeting was being held at the Mowlem on Saturday, 24th September 2011 from 10 a.m. until 12 noon.
- iv) A letter had been sent to the Mercers' Company in London seeking a contribution towards the costs of maintaining the Town Hall facade.
- v) Swanage Railway Company were carrying out improvements to the bank to enable the installation of a viewing platform for disabled visitors opposite the station.
- vi) Purbeck District Council were seeking to install a Solar PV Array at Unit 13, Purbeck Business Centre.

(b) **Items for Forthcoming Agendas**

- i) Seafront Stabilisation - Report from Smith Foster, Consulting Civil and Structural Engineers.
- ii) Anti-social behaviour in the Lower High Street.

13. **EXCLUSION OF PRESS AND PUBLIC**

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

14. **CAPITAL PROGRAMME**

Repairs to Town Hall Roof

Further to Minute No. 5 (a) of the Policy and Planning Meeting held on 18th October 2010, consideration was given to three quotations received for re-roofing works at the Town Hall. It was noted that this work had been included in the capital programme for 2011/12 and that due to the deteriorating condition of the roof the work had been scheduled to take place prior to the onset of winter.

During the ensuing discussion, the question of whether local firms had been invited to tender for the works was raised. It was proposed by the Town Mayor and seconded by Councillor Suttle:-

That additional tenders be sought from local businesses for re-roofing works at the Town Hall.

Upon being put to the Meeting, SEVEN Members voted IN FAVOUR of the Proposition and there were TWO ABSTENTIONS, whereupon the Proposition was declared CARRIED.

15. GARAGE SITE, QUARRY CLOSE

Before consideration of this item, Councillor Brown declared a prejudicial interest under the Model Code of Conduct by reason of being a board member of Synergy Housing and left the Meeting during the debate.

The Clerk reported on a planning application lodged by Synergy Housing to erect five 2-bedroomed affordable homes with parking on the site of garages accessed off of a stretch of Panorama Road/Quarry Close that is in the ownership of the Town Council.

Following a brief discussion during which the possibility of alternative access to the site was considered, it was proposed by the Town Mayor, seconded by Councillor Bonfield, and RESOLVED:-

That the matter be deferred for consideration at a future meeting to enable further information to be obtained.

The Meeting concluded at 9.10 p.m.
