

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 21st NOVEMBER 2011** at 7 pm.

PRESENT:-

Councillor Mrs. A. Patrick (Deputy 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.W. Pratt
Councillor M. Whitwam

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

Public Participation

MR. NEIL HARDY, on behalf of Swanage Sailing Club, referred to the Club's application for a loan for an extension to the Club House. As the application was scheduled to be considered later in the Meeting when the press and public were excluded, he enquired whether Members had any questions prior to the debate.

CLLR. MRS. PATRICK enquired whether there were any restrictions regarding membership of the Club, and was given an assurance that membership was open to everyone, although at the present time the membership list was fully subscribed. It was also noted that, in order to encourage young children to take up sailing, the Sailing Club had an arrangement with Swanage Middle School to provide 'taster' sails for their pupils.

The Chairman opened the Council Meeting at 7.10 p.m.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from the Town Mayor and Councillors Suttle and Wiggins.

2. **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**

6/2011/0673 **Mrs S Pullman**

LISTED Relay stone tiles front roof slope.
65 High Street, Swanage.

OBSERVATION: No objection.

- 6/2011/0684 **Messrs J & S Wylie**
Convert and extend existing dwelling to form 2 self contained flats with associated parking.
3 Aigburth Road, Swanage.
OBSERVATION: No objection
- 6/2011/0689 **Agincare Group Ltd**
Agincare Group Ltd
Demolish existing conservatory to front entrance area, construct new atrium and alter windows on front elevation.
Gainsborough Care Home (previously James Day Memorial Home),
53 Ulwell Road, Swanage.
OBSERVATION: No objection.
- 6/2011/0691 **Mr Wylie**
Replace existing wooden windows to upper floor flats with uPVC windows.
25 – 27 High Street, Swanage.
OBSERVATION: No objection, subject to the approval of the Conservation Officer.
- 6/2011/0692 **Mr Wood**
Variation of conditions 2 (external materials) and 3 ((panelling and window details) of P/P 6/2009/0260 (Erect rooftop extension to flats 1, 2 and 3 to form additional living accommodation with roof terrace and make alterations to windows on east elevation at first floor level) to allow different window positions changing the design of the elevations and an alternative roofing material.
Ocean Bay, 2 Ulwell Road, Swanage
OBSERVATION: Recommend refusal on the grounds that the application represents overdevelopment of the site.
- 6/2011/0693 **Mr Marr**
Install glazed panelling to balcony and install 8 solar pv panels on roof.
1 Peveril Heights, Swanage.
OBSERVATION: No objection.
- 6/2011/0705 **Mrs E Scrymgeour**
Form first floor accommodation under new roof with two dormer windows to front and two dormer windows and a rooflight to rear.
30 Bon Accord Road, Swanage.
OBSERVATION: No objection.
- 6/2011/0708 **Mr M Storer**
Variation of Condition 2 of PP 6/2011/0005 to allow amendments to the approved drawings. Amendments are omission of staircase, different canopy post positions, staircase width and gate design, additional opening in the southern elevation, balustrade design, foul water vent pipe and elevational drawings.
Kiosks, High Street, Swanage.
OBSERVATION: No objection.

Before consideration of this item, Councillor Mrs. Patrick declared her interest under the Model Code of Conduct by reason of a business connection with the applicant, and as her interest was prejudicial, she left the Meeting during the debate.

In the absence of the Chairman, it was proposed by Councillor Brown, seconded by Councillor Miss Harris, and RESOLVED:-
That Councillor Poultney assumes the Chair.

6/2011/0711 **Mr & Mrs Hoppe**

Erect new balcony at the side of the existing building at first floor level over existing ground floor extension.

Flat 4 Marine Approach, 10 Ulwell Road, Swanage.

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

Councillor Mrs. Patrick returned to the Meeting and re-assumed the Chair.

6/2011/0713 **Mr & Mrs Price**

Replace existing roof with new higher roof to form living rooms at first floor level with front balcony and rear juliette balcony.

46 Bay Crescent, Swanage.

OBSERVATION: Defer.

3. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

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

4. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Bonfield, seconded by Councillor Mrs. Marsh, and RESOLVED UNANIMOUSLY:-

That the accounts specified in the Orders on Treasurer Nos. 8 and 8a, amounting to £1,579,828.46 and £75,678.69 respectively be paid, and that cheques be drawn therefor.

5. **RECREATION GROUND**

In the absence of a Report on the proposals for stabilisation works to the Recreation Ground, it was proposed by Councillor Mrs. Patrick, seconded by Councillor Whitwam, and RESOLVED:-

That the matter be deferred for consideration at a future meeting of the Council.

6. **KING GEORGE'S FIELD**

It was reported that the request to site a marquee on King George's Field for a wedding reception had now been withdrawn.

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

There were no matters to report at the present time.

8. **EXCLUSION OF PRESS AND PUBLIC**

Proposed by Councillor Mrs. Patrick, 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.

9. **SWANAGE SAILING CLUB**

Consideration was given to an application submitted by Swanage Sailing Club for a loan of £100,000 in order to facilitate the further development of the Sailing Club clubhouse.

During the ensuing discussion, it was noted that in 1994 the Council entered into an agreement with Swanage Sailing Club for a loan of £50,000 payable over a 15 year term, and consideration was given to the terms and conditions stipulated at that time.

Following discussion, it was proposed by Councillor Poultney, seconded by Councillor Pratt, and RESOLVED UNANIMOUSLY:-

That the Swanage Sailing Club be granted a loan of £100,000 over a 15 year term, the terms and conditions of the agreement to be similar to the previous loan granted in 1994.

It was FURTHER RESOLVED UNANIMOUSLY:-

That officers be given delegated authority to negotiate a suitable annual interest rate with the Trustees of Swanage Sailing Club. During the discussion, Members expressed a preference for a fixed annual interest rate plus the PWLB EIP rate in force on the date that the loan is agreed (currently 5.82%), and that no penalty be applied for the early repayment of any part of the principal.

10. **CAPITAL EXPENDITURE**

(a) **Day's Park**

Consideration was given to a quotation received for the re-surfacing of pathways in Day's Park. It was noted that agreement in principle had been given to the works in accordance with the Council's capital programme which had been approved at the Council meeting held on 2nd February 2011.

It was proposed by Councillor Pratt, seconded by Councillor Bonfield, and RESOLVED:-

That the quotation in the sum of £9,210.00 be accepted for the re-surfacing of pathways in Day's Park.

(b) **Town Hall Roof**

Before consideration of this item, Councillor Mrs. Patrick declared a prejudicial interest under the Model Code of Conduct by reason of a business interest, and left the meeting during the debate.

In the absence of the Chairman, it was proposed by Councillor Brown, seconded by Councillor Miss Harris, and RESOLVED UNANIMOUSLY:-

That Councillor Poultney assumes the Chair.

Further to Minute No. 14 of the Council meeting held on 19th September 2011, it was reported that two additional tenders had now been received from local businesses. Consideration was then given to the five quotations submitted for re-roofing works at the Town Hall.

Following discussion, it was proposed by Councillor Pratt, seconded by Councillor Poultney, and RESOLVED UNANIMOUSLY:-

That, in accordance with the recommendations of the Council's appointed surveyor, the quotation submitted from Baron Levine be accepted.

(c) **Station/Co-op Lighting Columns**

Consideration was given to a quotation received from SSE Contracting for the replacement of three existing lighting columns on the approach road to the Co-op/Station. It was noted that as the total cost was below the de minimus level for capital works, the expenses would be taken from revenue budgets.

Following a brief discussion, it was proposed by Councillor Mrs. Patrick, seconded by Councillor Miss Harris, and RESOLVED UNANIMOUSLY:-

That approval be given for the replacement of three lighting columns at a cost of £3,287.

It was FURTHER RESOLVED:-

That Dorset County Council be requested to adopt the new lighting columns for inclusion in their lighting maintenance programme.

11. **LEGAL ISSUES**

(a) **Swanage Bay View Holiday Park**

The Clerk updated Members on matters relating to commission claims on caravan sales, following a meeting with the Council's solicitor and barrister on Wednesday, 16th November.

(b) **Land South of Caravan Park**

The Clerk updated Members on matters relating to the occupation of grazing land to the south of the Caravan Park, following the directions hearing at Bournemouth County Court on Wednesday, 9th November.

(c) **Swanage Railway – Lease Negotiations**

Before consideration of this item, Councillor Whitwam declared his interest under the Model Code of Conduct by reason of being a Director of the Swanage Railway Trust, and as his interest was prejudicial, he left the meeting during the debate.

The Clerk updated Members on matters relating to the Swanage Railway lease negotiations.

Following discussion, it was proposed by Councillor Pratt, seconded by Councillor Brown, and RESOLVED UNANIMOUSLY:-

That the Town Council retains the freehold of the Station and surrounding land, and continues the lease negotiations.

(d) **Public Conveniences Cleaning Tender**

Consideration was given to the selection/scoring process for the public

conveniences cleaning tenders, to be undertaken in line with EU procurement regulations.

The tenders were to be opened on Friday, 16th December, and it was proposed by Councillor Mrs. Patrick, seconded by Councillor Mrs. Marsh:-

That the Town Mayor be present at the opening of the tenders.

(e) **Beach Concession**

Before consideration of this item, Councillor Mrs. Patrick declared a personal interest under the Model Code of Conduct by reason of being a friend of the concessionaire, and as her interest was prejudicial she left the Meeting during the debate.

Councillor Poultney also declared his personal interest under the Model Code of Conduct by reason of a family relationship with the concessionaire, and as his interest was prejudicial he also left the Meeting during the debate.

In the absence of the Chairman, it was proposed by Councillor Brown, seconded by Councillor Bonfield, and RESOLVED:-

That Councillor Pratt assumes the Chair.

Further to Minute No. 13 (d) of the Policy and Planning meeting held on 18th April 2011 and Minute No. 71 of the Council meeting held on 3rd October 2011, and a subsequent meeting of the Working Party on 7th November, it was proposed by Councillor Brown, seconded by Councillor Miss Harris, and RESOLVED UNANIMOUSLY:-

To enter into a licence agreement for seven summer seasons from 2012, including a right to assign for the duration of the term, subject to the written consent of the Town Council, at the rent set out in the letter from the Council's surveyor dated 9th November 2011.

The Meeting concluded at 8.20 p.m.
