

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 OCTOBER 2011** at 7 pm.

PRESENT:-

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

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

There were no members of the public present at the Meeting.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Mrs. Bartlett and Wiggins.

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.

**Delegated
Applications**

6/2011/0608 **Mrs S Mullins**

Erect single storey side extension with balcony above; insert new dormers in east, north and south elevations to include balconies on north elevations and erect entrance gates.

12 Russell Avenue, Swanage.

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

6/2011/0611 **Miss K Churchill**

Erect two storey side/rear extension and replace conservatory with sun lounge.

2 Holmes Road, Swanage.

OBSERVATION: No objection.

6/2011/0614 **AJS Developments**
Replace existing Girl Guide Hut with 2 three bedroom dwellings with new vehicular access – Reserved Matters.
Girl Guide Hut, 48 Prospect Crescent, Swanage.
OBSERVATION: No objection.

6/2011/0622 **Mrs Smith**
Change of use from A2 (Office) to A1 (Retail).
24 Station Road, Swanage.
OBSERVATION: No objection.

Before consideration of this item, Councillor Brown declared his interest under the Model Code of Conduct by reason of being a member of the Board of the Synergy Housing Trust. As his interest was prejudicial, he left the Meeting during the debate.

6/2011/0642 **Mrs Gore**
Erect ground floor flat roof extension to rear.
8 Panorama Road, Swanage.
OBSERVATION: No objection.

6/2011/0648 **Mr B Burt**
Install 21 photovoltaic panels on the south facing roof of church hall.
All Saints Church, Ulwell Road, Swanage.
OBSERVATION: No objection.

Items of information only

6/2011/0609 **Mr & Mrs Gawn**
Demolition of existing rear extension and erection of single storey replacement extension and formation of decking; form new vehicular access and create off road parking, retaining wall and external steps.
17 Gannetts Park, Swanage.
OBSERVATION: No comment, pending possible future discussions by the Town Council as the corporate trustee of the De Moulham Estate Trust.

6/2011/0624 **Mr C Morgan**
Replace existing car port with single storey garage.
12 Vivian Park, Swanage.
OBSERVATION: No comment, pending possible future discussions by the Town Council as the corporate trustee of the De Moulham Estate Trust.

The following application was 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.

6/2011/0632 **Mrs J Blagg**
Erect timber decking with steps.
Plot 108, Swanage Bay View Holiday Park, Panorama Road, Swanage.

3. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 30th September 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. 7 and 7a, amounting to £164,616.56 and £87,674.19
respectively be paid, and that cheques be drawn therefor.

5. **DOG ENFORCEMENT**

With a view to improving the local environment and public health, consideration was given to empowering the Town Council's enforcement officers to take action against people allowing their dogs to foul in areas of Swanage. It was noted that enforcement powers currently lie with Purbeck District Council under the Dogs Fouling of Land Act 1996, but due to the wide area to be policed by the Dog Warden, very little enforcement action had been taken.

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

That the Town Council's enforcement officers be
authorised to take action under Section 4 of the Dogs
Fouling of Land Act 1996 and to undertake appropriate
training.

6. **PRINCE ALBERT GARDENS**

Before consideration of this item, Councillor Mrs. Marsh declared a personal interest under the Model Code of Conduct by reason of family members being members of the Swanage Sea Rowing Club. As her interest was non-prejudicial, she remained in the Meeting during the debate.

Further to Minute No. 6 of the Policy and Planning Meeting held on 19th September 2011, consideration was given to the draft Heads of Terms for the lease of the site at Prince Albert Gardens to Swanage Sea Rowing Club for the gig shed.

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

That the Heads of Terms be agreed (subject to contract),
and that the Town Council's solicitors be instructed to
draft a 125 year lease.

7. **DORSET COUNTY COUNCIL'S DAY CARE SERVICES AND VOCATIONAL SERVICES**

Further to Minute No. 57 of the Council Meeting held on 5th September 2011, and the additional Purbeck Community Meeting held in Wareham on 17th October 2011, consideration was again given to Dorset County Council's proposals for the future provision of day care services and vocational services in Dorset.

During the ensuing discussion, Members felt that every effort should be made to keep the Day Centre open in Swanage and to retain the level of services and opening hours currently provided by Dorset County Council. It was suggested that the use of the building by other organisations should be encouraged in order to increase its viability, but that the provision of the day care services should continue to be undertaken by Dorset County Council. Members did not feel that this service

should be transferred to an independent organisation, charity or private company.

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

That a letter be sent to Dorset County Council – Adult and Community Services, expressing the Town Council’s views in support of retaining Day Centre services in Swanage.

8. **PUBLIC CONVENIENCES WORKING PARTY**

Before consideration of this item, Councillor Brown declared a personal interest under the Model Code of Conduct by reason of being a member of the Auxiliary Coastguard. As his interest was non-prejudicial, he remained in the Meeting during the debate.

Following a meeting of the Public Conveniences Working Party held on 7th September 2011, consideration was given to the future of North Beach Public Toilets. Flaws with the design, including the lack of adequate surface drainage, the sloped entrance and the weight of the door to the disabled pod, had been highlighted, together with concerns regarding the long-term maintenance costs, given the complex mechanisation of the toilet pods.

During the ensuing debate, it was noted that the agents employed by the Coastguard were prepared to raise the snagging issues with the builders, but wished to receive confirmation that the Council intended to continue operating the facilities prior to incurring any additional expenditure.

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

That the matter be deferred to enable a site visit to be held prior to determining the future of the North Beach Public Toilets.

9. **WINTER ROAD MAINTENANCE**

The Operations Manager reported on a recent meeting held with Mr Stephen Mepham, Dorset County Council Highways, with a view to finalising the winter service arrangements for the forthcoming season.

Consideration was given to the purchase and placing of grit bins, and the Town Council’s requirement for additional snow clearing equipment.

It was RESOLVED:-

That the following be approved:

1x JCB digger with rear mounted salt spreader;
on standby from Kingston Kontractors at a daily charge of some £200.00 per day. Tasking will be strictly controlled and only authorised by the Operations Manager when necessary.

Investigate the hire of a 4x4 quad bike with plough attachment and rear gritting unit for use within the town area on pavements and car parks.

The procurement of 2x Spinner spreaders at a cost of **£500.00**

It was FURTHER RESOLVED:-

That the Council's eight existing grit bins be deployed in locations agreed with Dorset County Council, but that no further grit bins be purchased.

10. **PACT PRIORITIES**

Councillor Brown, Chairman of Pact, referred to issues raised at a recent meeting of the Panel. It was suggested that, although it would be beneficial to upgrade the current CCTV system, improved coverage could be achieved (with minimum cost) by re-siting some of the existing cameras.

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

That a Working Party, consisting of Councillors Brown, Mrs. Marsh and Whitwam, and the Operations Manager, be set up to review the CCTV system.

11. **REQUEST FOR DONATION**

A letter dated 12th September 2011 was submitted from Waverley Excursions Ltd. outlining the urgent need to raise funds to preserve, maintain and operate the Paddle Steamer Waverley and the Pleasure Steamer Balmoral in 2012.

During the ensuing discussion, Members were sympathetic to the cause, but considered that the request did not fulfil the Council's criteria for grant funding.

It was proposed by Councillor Mrs. Patrick, seconded by Councillor Poultney, and RESOLVED UNANIMOUSLY:-

That no action be taken in the matter.

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

(a) **Items of Information**

- i) Attention to be given to improving the lighting in the Council Chamber.
- ii) Councillor Brown offered to co-ordinate local groups/organisations that were willing to provide support/help for vulnerable residents in snow or icy conditions.
- iii) A meeting to consider High Speed Broadband for Dorset was scheduled to be held at the Dorford Centre, Dorchester on 10th November 2011.

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. **LEGAL ISSUES**

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

The Clerk updated Members on matters relating to commission claims on caravan sales, which had been referred to the Council's legal advisers.

(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 discussion, it was proposed by Councillor Mrs. Marsh, seconded by Councillor Miss Harris, and RESOLVED UNANIMOUSLY:-

That the Town Mayor, Deputy Mayor and the Town Clerk be given delegated authority to act in the matter and report to the Planning and Policy meeting on 21st November 2011.

The Meeting concluded at 8.50 p.m.
