

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 15<sup>th</sup> OCTOBER 2012** at 7.00 p.m.

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. Pratt  
Councillor M. Whitwam

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

### **Public Participation Time**

**MR. P. LE JEUNE** requested an update on proposals for the future development of the former Grammar School site in Northbrook Road, and the provision of a 'Free School' in Swanage. The **TOWN MAYOR** gave a brief update on the current position regarding the former Grammar School site and the possible re-location of the proposed 'Free School' to an alternative site in the town. It was noted that this matter would be discussed later in the Meeting under Agenda Item No. 14.

**INSP. TRACEY BAKER**, of Dorset Police, referred to concerns expressed in 2011 at the level of crime, disorder and anti-social behaviour occurring late at night in and around the area of the Lower High Street. She was pleased to report that, as a result of a greater police presence, partnership working with Purbeck District Council and local licensees, and co-operation from the general public, all levels of crime and disorder had decreased during the past year in this vicinity. Overall, Swanage Town ward was showing a 34.89% reduction in crime – a reduction 20% in excess of the Force average.

**INSP. BAKER** then reported that a provisional date of 22<sup>nd</sup> November had been set for the re-location of Swanage Safer Neighbourhood Team officers to the Town Hall Annexe. The 'Swanage Pathway', a shared reception facility providing access to Town Council and Police services, would open shortly afterwards, as soon as staff training had been completed.

The Council Meeting commenced at 7.10 p.m.

#### 1. **APOLOGIES**

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

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.

**Agenda Item No. 10** – Councillor Mrs. Patrick declared a pecuniary interest under the Code of Conduct by reason of a business association with a contractor.

**Agenda Item No. 11** – Councillor Mrs. Patrick declared a pecuniary interest under the Code of Conduct by reason of a business association with the contractor.

3. **PLANS**

Under the Code of Conduct, Members declared a formal interest in the capacity of Corporate Trustee of the De Moulham Estate in an application 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**

6/2012/0615 **Mr & Mrs Boyce**

Erect side and rear extension.  
16 Argyle Road, Swanage.

**OBSERVATION:** No objection.

6/2012/0634 **NHS Dorset**

Variation of condition 3 of PP 6/2012/0272 to allow the continued siting of a mobile dental unit until 28th March 2013.

Swanage Methodist Church car park, High Street, Swanage.

**OBSERVATION:** The Town Council fully supports this application.

6/2012/0639 **AMB Developments Ltd**

Erect two dwellings; form new vehicular access.  
Land adjacent 14 Townsend Road, Swanage.

**OBSERVATION:** No objection, although the Town Council wishes to record its concerns regarding the loss of the skyline and potential overdevelopment in this location.

**Item for Information Only**

6/2012/0631 **Mr R Taheri**

O/A – Conversion from dwellinghouse to dental practice with two flats at first and second floor levels.

28 Victoria Avenue, Swanage.

**OBSERVATION:** No comment, pending possible future discussions by the Town Council as the corporate trustee of the De Moulham Estate Trust.

4. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 30<sup>th</sup> September 2012 was submitted for information (a copy attached at end of these Minutes).

5. **PAYMENT OF ACCOUNTS**

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

That the accounts specified in the Orders on Treasurer  
Nos. 7 and 7a, amounting to £120,810.63 and £96,185.18  
respectively be paid, and that cheques be drawn therefor.

6. **SEA BREEZE RESTAURANT (formerly Fishermen's Catch)**

Consideration was given to a request received made to Dorset County Council  
by the lessee of Sea Breeze Restaurant seeking landlord's consent for a 'Sitting Out'  
licence.

Following discussion, during which concerns were expressed regarding  
possible congestion in this busy area, it was proposed by Councillor Mrs. Patrick and  
seconded by the Town Mayor:-

That no objection be raised to the request for a  
'Sitting Out' licence at the Sea Breeze Restaurant,  
subject to a maximum of two tables being sited on  
the western side of Shore Road.

Upon being put to the Meeting, TWO Members voted IN FAVOUR of the  
Proposition and SEVEN AGAINST, whereupon the Proposition was declared NOT  
CARRIED.

Further discussion ensued, during which concerns were raised regarding  
possible impeded access for disabled and emergency vehicles.

It was proposed by Councillor Pratt and seconded by Councillor Poultney:-

That the Council objects to a 'Sitting Out' licence  
at the Sea Breeze Restaurant.

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

7. **BEACH HUTS**

A Report on the deteriorating condition of the beach bungalows on Shore Road  
and The Spa, together with occupancy figures and estimated costs of repairs and  
replacements, was submitted for consideration.

Following discussion, it was proposed by Councillor Pratt, seconded by  
Councillor Mrs. Marsh, and RESOLVED UNANIMOUSLY:-

That replacement of the Shore Road bungalows be  
included as part of the Seafront Stabilisation Scheme  
and that authorisation be given for the works to be  
undertaken within the associated budget.

It was FURTHER RESOLVED:-

That the design of the replacement beach huts be  
delegated for consideration by the Seafront Stabilisation  
Working Party.

Further consideration was then given to the Spa bungalows, following which it  
was proposed by Councillor Pratt, seconded by Councillor Poultney, and RESOLVED  
UNANIMOUSLY:-

To pursue the upgrading of the Spa bungalows and  
develop a business plan regarding potential leasing  
out.

8. **SEAFRONT STABILISATION SCHEME**

Further to Minute No. 10 of the Policy and Planning meeting held on 17<sup>th</sup> September 2012, it was reported that Morgan Carey (Architects) had been appointed to provide a design statement and submit planning applications for the necessary works to stabilise the Recreation Ground and the Downs.

A Briefing Note detailing estimated costs for Stage 1 – Feasibility Outline/Sketch proposals and Consultations RIBA Works Stages A-B, and Stage 2 – Planning Application (including Conservation Area consent to demolish) RIBA Works Stages C-D, was submitted for information.

It was proposed by Councillor Mrs. Marsh, seconded by Councillor Miss Harris, and **RESOLVED UNANIMOUSLY:-**

To approve expenditure of up to £22,000 for Stages 1 and 2 of the Scheme, as outlined above.

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

**Items of Information**

- (a) **Superfast Broadband** – There were no additional matters to report at the present time.
- (b) **Christmas Market and Switching On of the Christmas Lights** – Saturday 1<sup>st</sup> December 2012.
- (c) **Bandstand, Recreation Ground** – It was reported that renovation works at the Bandstand had revealed that the structure was unsafe and that the renovation works should be discontinued.
- (d) **Free School** – Education Swanage had applied to Dorset County Council for the Free School to be co-located with St. Mark's CE First School on the Swanage Middle School site.
- (e) **James Day Care Centre** – Official Opening of the James Day Care Centre to be held on Friday, 9<sup>th</sup> November 2012.

10. **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.

11. **REPAIRS TO SPA WALL**

Further to her declaration of interest under Minute No. 2, Councillor Mrs. Patrick left the Meeting during consideration of the following item.

It was reported that as a result of earth slippage and pressures generated by loose soil and water retention, the retaining wall structure along Shore Road (on the eastern boundary of the Spa site) was in need of urgent remedial works.

Following a site inspection by the Council's structural engineer, estimates for the remedial works had been obtained, and these were submitted for consideration.

It was proposed by Councillor Brown, seconded by Councillor Mrs. Marsh, and **RESOLVED UNANIMOUSLY:-**

That expenditure up to £15,000 be approved, and that an estimate in the sum of £14,877 be accepted for the urgent remedial works to the Spa wall.

12. **BANDSTAND, RECREATION GROUND**

Further to her declaration of interest under Minute No. 2, Councillor Mrs. Patrick left the Meeting during consideration of the following item.

Councillor Mrs. Marsh declared a non-pecuniary interest under the Code of Conduct by reason of being a member of the Purbeck District Council's Planning Board and left the Meeting during the debate.

A Report was submitted detailing the renovation works undertaken to date at the Bandstand, and the future options for the site, bearing in mind the recent revelation that the structure was unsafe and that no further renovation works should be undertaken.

Attention was also drawn to a letter submitted from the Design and Conservation Officer of Purbeck District Council stating that the Bandstand was considered to be an important feature in this conservation area and that consent might be required before any permanent demolition work could be undertaken. A letter had also been received from the Swanage Town Band acknowledging the use of the Bandstand and offering to support any project that would help to secure its future.

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

- i) To terminate the renovation contract and to contribute the sum of £2,000 towards additional costs incurred by the contractor.
- ii) To pursue Option 4 – the removal of the roof structure leaving the cast iron outer railings, at an estimated cost of £3,000. (This would leave a feature in place until options for a new structure had been researched and additional funding identified).

It was **FURTHER RESOLVED:-**

That a Press Release be issued regarding the condition of the Bandstand, and options that were being explored regarding its future.

13. **STAFFING MATTERS**

Further to Minute No. 3 of the Personnel Committee held on 17<sup>th</sup> August 2012, the Town Clerk updated those present on matters relating to the conclusion of the 2008 Job Evaluation exercise and changes to Contracts of Employment.

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

To approve the contractual changes as detailed in the Briefing Note dated October 2012, and to instruct the Town Clerk to issue the appropriate documentation and make the agreed payments.

It was **FURTHER RESOLVED:-**

That delegated authority be given to the Town Clerk to agree any final contractual amendments in respect of any related matters raised in the concluding stages of negotiations, such matters to be referred to the Mayor and Deputy Mayor where they are deemed significant.

14. **LEGAL ISSUES**

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

There were no further matters to report in respect of commission claims on caravan sales at the Swanage Bay View Holiday Park at the present time.

(b) **Quarry Close**

There were no further matters to report in respect of access to the new development on the former garage site at Quarry Close at the present time.

15. **SCHOOLS REVIEW AND FREE SCHOOL**

Members were updated on matters relating to the schools review, the provision of a Free School and sporting facilities in Swanage.

The meeting concluded at 8.50 p.m.

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