

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 17th FEBRUARY 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 M. Pratt
Councillor W.S. Trite

There were no members of the public in attendance at the Meeting.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Poultney, Suttle, Trite 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.

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**

6/2014/0050 **Mr & Mrs Owen**

Erect rear extension with room in roof space.

17 Prospect Crescent, Swanage.

OBSERVATION: No objection.

6/2014/0058 **Mrs N Duffield**

LISTED

Fit extractor fan to kitchen wall and new extractor in bathroom, internal works to alleviate damp and construct free draining gully at base of east and south elevation walls.

Flat 1, Belvedere Lodge, Belvedere Road, Swanage.

OBSERVATION: No objection.

6/2014/0060 **Mr D Puckett**

Erect three bedroom detached dwelling. Create vehicular access and parking space.

Land adjacent 41 Jubilee Road, Swanage.

OBSERVATION: No objection.

- 6/2014/0066 **Mr M Storer**
Variation of condition 2 of PP 6/2013/0590 to alter layout of doors, windows and servery hatches on south east elevation.
Kiosks, High Street, Swanage.
OBSERVATION: No objection.
- 6/2014/0067 **Mr D Brown**
Erect single storey rear extension.
1 Osborne Road, Swanage.
OBSERVATION: No objection.
- 6/2014/0069 **Mr & Mrs Sutton**
Erect side extension and replacement rear extension with roof terrace and external stairs.
70 Higher Days Road, Swanage.
OBSERVATION: No objection, subject to no overlooking of neighbouring properties.

Items for Information Only

- 6/2014/0045 **Mr & Mrs Clark**
Proposed non-material amendment to PP 6/2013/0129 (Erect two storey side extension and single storey rear extension. Replace existing dormer window in east elevation with 2 dormer windows. Insert rooflights. Extend existing balcony. Erect detached garage and form new vehicular access.) to change garage felt roof to tiled roof and fit weatherboard to gable end.
19 Bon Accord Road, Swanage.

The following application was not discussed by the Town Council by virtue of the Town Council being the owner of the land included within the application.

- 6/2014/0064 **Plymouth Diocese**
Erect new one form entry pre-school.
Land at junction with Washpond Lane, Northbrook Road, Swanage.
- 6/2014/0072 **Mr S Groves**
Replace existing garage and shed with detached garage.
16 Rabling Road, 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 31st January 2014 was submitted for information (a copy attached at end of these Minutes).

5. **PAYMENT OF ACCOUNTS**

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

That the accounts specified in the Orders on Treasurer
Nos. 11 and 11a, amounting to £1,565,016.41 and

£32,145.04 respectively be paid, and that cheques be drawn therefor.

6. **MEDIUM TERM FINANCIAL STRATEGY 2014/15 TO 2016/17**

Further to Minute No. 10 of the Special Meeting of the Council held on 20th January 2014, and the announcement by central government that town councils would not be subject to a referendum threshold in 2014/15, consideration was given to the Council's Medium Term Financial Strategy 2014/15 to 2016/17.

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

That the Medium Term Financial Strategy 2014/15 to 2016/17 be approved and adopted.

7. **INCOME AND EXPENDITURE – BUDGET REPORT**

Consideration was given to a detailed report setting out the principal sources of the Town Council's income and expenditure during the third quarter of 2013/14.

Members noted the Council's overall financial position, with approval.

8. **TREASURY REPORT 2013/14**

In accordance with the requirements of the CIPFA Code of Practice, a summary report of the treasury management activity during the third quarter of 2013/14 was submitted, for information.

It was noted that, once again, a prudent approach had been taken in relation to investment activity with priority being given to security and liquidity over yield.

9. **PURBECK ART WEEKS (PAW) FESTIVAL**

A letter was submitted from Purbeck Art Weeks (PAW) Festival requesting permission to install a 'Community Dinosaur' next to the 'Community Tree' on Shore Road.

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

That permission be granted for the installation of a 'Community Dinosaur' next to the 'Community Tree' on Shore Road.

10. **KINGS ROAD DEPOT**

Further to Minute No. 9 of the Council meeting held on 18th November 2013, and the possible future re-location of the Town Council's depot, it was proposed by the Town Mayor, seconded by Councillor Bonfield, and RESOLVED UNANIMOUSLY:-

That the matter be deferred pending receipt of further information from Purbeck District Council.

11. **ST. MARK'S CE VA PRIMARY SCHOOL**

A Notice of the County Council's intention to make application under Section 77 of the School Standards and Framework Act to the Secretary of State for Education to dispose of the St Mark's CE VA Primary School playing field was submitted, for information.

In noting the proposed disposal of the land, Members requested that an enquiry be made to Dorset County Council regarding the future use of the land, and whether it was intended that proceeds from the sale be re-invested in amenities for Swanage.

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

(a) **Items of Information**

- i) Members wished to record their appreciation of the sterling work undertaken by the Operations Manager and the Council's workforce in clearing the debris left by the recent heavy storms and extremely high tides.
 - ii) RNLI Open Evening & AGM – Tuesday, 4th March 2014 – Pines Hotel.
- (b) **Matters for Forthcoming Agendas**
- i) Subsidy of Route 50 Bus Services.
 - ii) Prayers before the commencement of Council meetings.

EXCLUSION OF PRESS AND PUBLIC

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

13. **SEAFRONT AND DOWNS STABILISATION SCHEMES**

A Briefing Note highlighting the indication of ground movement and instability of Sandpit Field, Weather Station Field and The Spa was submitted, for information. Tension scars and stress fractures in retaining walls were also evident.

A combined topographical and geotechnical assessment was required, and quotations for this work had been obtained and were submitted for consideration.

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

That the quotation submitted from Designbase in the sum of £5,650.00 be accepted for a geotechnical and topographical assessment of Sandpit Field, Weather Station Field and The Spa.

14. **STATION BUILDINGS**

The Clerk reported on repairs that were necessary to the Station Buildings and had been agreed with Swanage Railway as part of the lease negotiations.

A tender exercise had been undertaken by the Council's valuer, and consideration was given to the quotations received.

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

That approval be given to proceed with the works to the Station Buildings at an estimated cost of £60,000, subject to clarification of VAT issues.

15. **LEGAL ISSUES**

Before consideration of the following item, Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a director of Swanage Railway Company and left the Meeting during the debate.

(a) **Lease – Swanage Railway**

Further to Minute No. 140 (b), the Clerk reported on a recent meeting of the Swanage Railway Working Party held to discuss matters relating to the Swanage Railway lease.

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

To endorse the recommendations of the Working Party that, should the lease not be finalised by 28th February 2014, the matter be determined through arbitration.

Before consideration of the following item, Councillor Mrs. Marsh declared a non-pecuniary interest under the Code of Conduct. She remained in the meeting during the debate, but took no part in the discussion and did not vote on the matter.

(b) **Lease – RNLI Boathouse**

Further to Minute No. 123 (d) of the Council meeting held on 6th January 2014 and a subsequent meeting of the Boat Park Working Party with representatives of the RNLI and other interested parties, consideration was given to the proposals for the new RNLI boathouse and draft Heads of Terms for the lease. Following discussion, it was proposed by the Town Mayor, seconded by Councillor Miss Harris, and RESOLVED:-

That the Heads of Terms for the lease of the new RNLI Boathouse be agreed, subject to further discussions regarding Item 5 – Rent.

(c) **Swanage Bay View Holiday Park – Business Sale Agreement**

There were no additional matters to report on issues relating to the business sale agreement of the Holiday Park at the present time.

The meeting concluded at 8.10 p.m.
