

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 18th MARCH 2013** at 7.00 p.m.

PRESENT:-

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

Councillor Mrs. C. Bartlett
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
Councillor A. Wiggins

There were four members of the public present at the Meeting.

Public Participation Time

The following matters were raised during Public Participation Time:-

- Priests Way Footpath – Request for Financial Contribution.

The Town Mayor opened the Council meeting at 7.15 p.m.

1. **APOLOGIES**

An apology for his inability to attend the Meeting was received from Councillor Suttle.

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. 3 – Councillor Brown declared a non-pecuniary interest under the Code of Conduct in Planning Application No. 6/2013/0129 by reason of being a friend of the applicant.

Agenda Item No. 12 (b) – The Town Mayor declared a non-pecuniary interest under the Code of Conduct by reason of being on the Council of Management of the Swanage Railway Trust.

Agenda Item No. 12 (b) - Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a director of Swanage Railway Company.

Agenda Item No. 12 (d) – Councillor Bonfield declared a non-pecuniary interest under the Code of Conduct by reason of a family connection with a concessionaire in the vicinity.

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

6/2013/0095 **Mr R Besant**

Erect two storey side extension for use as annexe.
5 Sunridge Close, Swanage.

OBSERVATION: No objection, subject to the extension not being used as a separate dwelling.

6/2013/0101 **Ms N Russ**

Insert new dormer window and two rooflights on front elevation and new dormer window to rear elevation to facilitate loft conversion.
1B Purbeck Terrace Road, Swanage.

OBSERVATION: Recommend refusal. Concerns were raised regarding overlooking and the proposal is considered to be out of keeping with this and neighbouring properties.

6/2013/0102 **Mr H Potter**

Insert new dormer window and two rooflights on front elevation and new dormer window to rear elevation to facilitate loft conversion.
1A Purbeck Terrace Road, Swanage.

OBSERVATION: Recommend refusal. Concerns were raised regarding overlooking and the proposal is considered to be out of keeping with this and neighbouring properties.

6/2013/0111 **SCA Group**

Variation of Condition 2 of PP 6/2012/0247 to replace existing patio doors with two new windows and widen existing door and install new disabled ramp.

118 Kings Road West, Swanage.

OBSERVATION: No objection.

6/2013/0116 **Mr & Mrs Paine**

Change of use to Restaurant (A3).
27 Station Road, Swanage.

OBSERVATION: Recommend refusal. Considered to be out of keeping with the aim of the Local Plan to preserve a mix of retail uses. Every effort should be made to retain a non-food use of this retail unit to protect the vitality of the town centre.

6/2013/0124 **Ms J Gwinnett**

Alterations to rear extension including the insertion of a new rooflight.
2 Alexandra Terrace, Cowlease, Swanage.

OBSERVATION: No objection.

6/2013/0126 **Mrs M Green**

Erect two storey side extension and first floor rear extension and conservatory.

24 Sandbourne Close, Swanage.

OBSERVATION: No objection.

Further to his declaration of interest under Minute No. 2, Councillor Brown left the Meeting during consideration of the following item.

6/2013/0129 **Mr H Clark**

Erect two storey side extension and single storey rear extension.

Replace existing dormer windows in east elevation with two dormer windows. Insert four new rooflights. Extend existing balcony. Erect detached garage and form new vehicular access.

19 Bon Accord Road, Swanage.

OBSERVATION: No objection.

Items for Information Only

6/2013/0127 **AMB Developments Ltd.**

Proposed non-material amendment to PP 6/2010/0302 (Erect 3 three bedroom dwellings with associated landscaping and parking) to amend layout.

Site adj. Rotary Cottage, Cobblers Lane, 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.

6/2013/0108 **Aster Homes**

Demolish existing garages and erect 5 two bedroom affordable homes with associated access and parking – Revised scheme to 6/2011/0450 to allow first floor window, north elevation, plot 2 to be non obscure glazed and openable – Remove condition 11 and amend condition 2. 2 Middlehill Cottages, Quarry Close, Swanage.

6/2013/0094 **Mr D Anderson**

Demolish garage and erect single storey pitched roof, side extension and entrance porch to front elevation.

10 Bonfields Avenue, Swanage.

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

6/2013/0130 **Mr C Wallis**

Enlarge existing dormer window in front elevation. Create new door opening in side elevation.

3A 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 28th February 2013 was submitted for information (a copy attached at end of these Minutes).

5. **PAYMENT OF ACCOUNTS**

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

That the accounts specified in the Orders on Treasurer Nos. 12 and 12a, amounting to £52,537.30 and £41,314.21 respectively be paid, and that cheques be drawn therefor.

6. **PEVERIL POINT – PARKING FOR NATIONAL COASTWATCH**

Consideration was given to a request received from National Coastwatch that two ‘Disabled’ parking spaces be made available adjacent to the fence line round the Lookout building for use by Coastwatch duty staff.

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

That the matter be deferred for consideration at the Council meeting scheduled to be held on 8th April 2013 to enable further consideration to be given to the available options.

7. **NAVITUS BAY WIND PARK – PHASE THREE CONSULTATION**

Consideration was given to the Consultation material submitted in respect of Phase Three Consultation on the Navitus Bay Wind Park.

It was noted that comments should be submitted by 5th April 2013, and it was AGREED:-

That Members submit their comments to the Town Clerk prior to this date, and that the Town Mayor, Deputy Mayor and Town Clerk be given delegated authority to formulate a response on behalf of the Town Council based on the comments received.

8. **PURBECK ARTS WEEKS 2013 – COMMUNITY TREE PROJECT**

A letter dated 15th February 2013 was submitted from Purbeck Arts Weeks Festival requesting permission to create a ceramic tree against the blank wall by the Tourist Information Centre on Shore Road.

During the ensuing discussion, Members were supportive of the proposals in principle, but expressed some concerns regarding future maintenance of the tree project.

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

That the matter be deferred to enable further information to be obtained.

9. **THE OLYMPIC STARS – CONSTRUCTION OF LANDMARK SCULPTURE**

Consideration was given to a request for the construction of a landmark sculpture entitled The Olympic Stars.

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

That support be not given for the construction of a landmark sculpture entitled The Olympic Stars.

10. **HIGHWAY MATTERS**

(a) **Condition of Roads in Swanage**

Further to Minute No. 11 (a) of the Council meeting held on 18th February 2013, details of the remedial/resurfacing works scheduled to be undertaken in the town by Dorset Highways were submitted for information. Urgent patching would be undertaken at short notice in some areas, and a planned patching programme would be progressed. Some sites would be followed up by surface treatments and some would require full width surfacing.

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

Items of Information

- (a) **Burlington Chine Toilets** – Open for Easter.
- (b) **Meeting to consider Final Accounts 2012/13** – 29th May 2013 at 2.30 p.m.
- (c) **STC Vehicle** – Sale of Nissan Crewcab Truck and purchase of Landrover reported (provision in Capital Programme).
- (d) **Swanage Post Office** – Notification of proposed improvements.
- (e) **Meetings 2013/14** – Draft Schedule of Meetings 2013/14 submitted for information.
- (f) **Landslip at North Beach** – Update.
- (g) **Adverse Weather Conditions** – Appreciation of the sterling work undertaken by the Council's workforce during recent icy weather conditions.
- (h) **Swanage Railway** – Invitation to travel on special train between Wareham and Swanage on 26th March 2013.

Matters for Forthcoming Agendas

(a) **Priests Way Footpath – Request for Financial Contribution**

Further to Minute No. 8 of the Council Meeting held on 18th February 2013, and additional information provided during Public Participation Time, Members indicated that subject to receipt of a written notice of an appropriate resolution, in accordance with Standing Order No. 36 they would be willing to reconsider the request for a financial contribution towards the cost of proposed improvements to Priests Way Footpath at the next appropriate meeting of the Council.

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.

12. **LEGAL ISSUES**

(a) **Lower Grammar School Field**

Further to Minute No. 13 (a) of the Council meeting held on 19th November 2012, and a recent meeting held with the Finance Director of Joseph Allnatt Centres Ltd, consideration was given to a letter dated 8th March 2013 regarding the use of the Lower Grammar School Field.

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

That a three year licence for the use of part of the Lower Grammar School Field be approved with Joseph Allnatt

Centres Ltd, commencing on 1st April 2013, subject to agreement of a valuation figure.

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

That, having regard to circumstances affecting the use of the west side of the site, the six months between 1st October 2012 to 31st March 2013 be treated as a rent free period.

(b) **Lease – Swanage Railway**

Further to their declarations of interest under Minute No. 2, the Town Mayor and Councillor Whitwam left the meeting during consideration of the following item.

Further to Minute No. 13 (b) of the Council meeting held on 18th February 2013, the Clerk updated Members on matters relating to the Heads of Terms in respect of a new 99-year lease for Swanage Station and associated land and buildings that had been requested by Swanage Railway.

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

That future rent reviews (every 7 years) be based on the full market rental value of the land and buildings, with Swanage Railway having the option to seek a discount based on i) its continuing charitable status, and ii) the social, economic and environmental benefit of its operation.

(c) **California Quarry**

Consideration was given to an e-mail from Mr. C. Suttle dated 4th March 2013 seeking an amendment to the Deed of Mutual Release and Grant entered into with Swanage Town Council on 6th November 2007.

It was noted that the amendment would clarify that public access was limited to the viewing of the Regionally Interesting Geological site and not to Mr. Suttle's adjoining property.

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

That the Deed be amended as requested.

(d) **Monkey Beach Boat Concession**

Further to his declaration of interest under Minute No. 2, Councillor Bonfield left the meeting during consideration of the following item.

A letter dated 7th March 2013 was submitted from Mr. T. Greasty outlining proposals for the operation of removable pontoons from Monkey Beach during the 2013 season and requesting that consideration be given to extending the annual concession.

During the ensuing discussion, some concerns were raised regarding possible congestion in this area, and it was AGREED:-

That delegated authority be given to the Working Party (consisting of the Deputy Mayor and Councillors Brown and Wiggins) to act in the matter.

The meeting concluded at 9.00 p.m.