

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 20<sup>th</sup> FEBRUARY 2012** 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.W. Pratt  
Councillor M. Whitwam  
Councillor A. Wiggins

In addition to Members of the Council and officers, 9 members of the public attended the Meeting.

### **Public Participation Time**

**MRS. S. PRICE** referred to Planning Application No. 6/2011/0713 and explained the amendments that had been made to the plans previously submitted in respect of 46 Bay Crescent. Following consultation with the Planning Officer at Purbeck District Council, amendments had been made to the plans in order to address concerns raised on the previous application.

**MR. S. TOOLEY** updated those present on matters relating to Education Swanage and their quest to set up a Free School in Swanage. He reported that an outline planning application had been submitted in respect of the former Grammar School site, and also an application for change of use of land to the west of Northbrook Road and south of Washpond Lane from agriculture to public open space for use as strategic alternative natural green space (SANG). It was considered that these applications represented a major milestone for the project.

**MR. J. HAISELDON** referred to a proposed new event, The Purbeck Marathon, scheduled to be held on Sunday, 16<sup>th</sup> September 2012. It was anticipated that approximately 300 runners would take part in the race, which would hopefully become an annual event.

**MR. D. HOLMAN** referred to a memorial that had been displayed in the vicinity of Sheps Hollow following the tragic death of a young local resident approximately one year ago. The original memorial had faded and had recently been replaced with another design.

The Mayor opened the Council Meeting at 7.10 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 as per the Parish Councils Model Code of Conduct Order 2007 Number 1159.

**Agenda Item No. 3** – The Town Mayor declared a personal interest under the Model Code of Conduct in Planning Application Nos. 6/2012/0052 by reason of being a neighbour of the applicants.

**Agenda Item No. 6** – Councillor Mrs. Marsh declared a personal interest under the Model Code of Conduct by reason of being a governor of Mount Scar school.

**Agenda Item No. 7** – Councillor Mrs. Bartlett declared a personal interest under the Model Code of Conduct in item No. iii) reason of being a member of the Steering Committee of the Swanage Diamond Jubilee Celebrations.

**Agenda Item No. 7** – Councillor Mrs. Marsh declared a personal interest in item Nos. viii) and ix) under the Model Code of Conduct by reason of family members being members of the RNLI and Swanage Sea Rowing Club.

**Agenda Item No. 15** – Councillor Mrs. Patrick declared a personal and prejudicial interest under the Model Code of Conduct by reason of a business association with one of the contractors.

**Agenda Item No. 16** – Councillor Bonfield declared a personal and prejudicial interest under the Model Code of Conduct by reason of being a personal friend of an applicant.

**Agenda Item No. 17 (a)** – Councillor Brown declared a personal and prejudicial interest under the Model Code of Conduct by reason of being an employee of Dorset Police.

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.

**Non-Delegated Applications**

6/2012/0058 **Welfare Dwellings Residential Care Ltd**

Change of use of land from agriculture to public open space for use as strategic alternative natural green space.

Land to West of Northbrook Road and South of Washpond Lane, Swanage.

**OBSERVATION:** Recommend approval. The Town Council wishes to record its full support of this application in helping to deliver the Swanage Free School.

6/2012/0079 **Welfare Dwellings Residential Care Ltd**

O/A – Demolition of existing house. Outline application for a residential development of up to 52 units (50/50 mix market and affordable housing) with access via Northbrook Road. Change of use of former school from C2 (Residential Institutions) to D1 (Non Residential Institution). This will involve the demolition of existing extension, potable buildings and hut, combined with a new single storey and two storey extension and sports hall. Create new access to Northbrook Road and move existing access.

Former Grammar School Site/Purbeck Centre, Northbrook Road, Swanage.

**OBSERVATION:** No objection. The Town Council wishes to record its full support of this application in securing secondary

schooling in Swanage and anticipates its approval in line with the government's recent policy statement 'planning for schools development'.

6/2012/0075 **Suttle Stone Quarries**

Variation of conditions 11, 17, 19, 23, 24 and 27 of permission 6/2005/0301 to regularise the operations undertaken within the extraction area of California Quarry.

California Quarry, Swanage.

**OBSERVATION:** No comment. The Town Council considered these to be technical matters addressed by the relevant planning authority.

6/2012/0077 **Suttle Stone Quarries**

Variation of conditions 1, 2, 9 and 15 of permission 6/1999/0092 to regularise the operations within the service area of California Quarry. California Quarry, Swanage.

**OBSERVATION:** No comment. The Town Council considered these to be technical matters addressed by the relevant planning authority.

**Delegated  
Applications**

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

New first floor with dormer and balcony. Amended plans to previous submission.

46 Bay Crescent, Swanage.

**OBSERVATION:** No objection.

6/2012/0052 **Mr & Mrs Bolton**

Erect single storey extension and insert two new dormers at sides. 133 Kings Road West, Swanage.

**OBSERVATION:** No objection.

6/2012/0053 **Mr J Marsh**

Erect two storey extension to provide enlarged kitchen and bedroom/bathroom.

15 Newton Manor Close, Swanage.

**OBSERVATION:** No objection.

6/2012/0062 **Mrs E Petto**

Render bungalow (Retrospective).

20 Bay Crescent, Swanage.

**OBSERVATION:** No objection.

6/2012/0076 **Suttle Stone Quarries**

Regularise the site boundary of the Quarry Service Area. California Quarry, Swanage.

**OBSERVATION:** No objection.

6/2012/0086 **Swanage Sailing Club**

Install photovoltaic solar array.

Swanage Sailing Club, Buck Shore, Swanage.

**OBSERVATION:** No objection.

## **Items for Information Only**

### **6/2012/0084 C.G.Fry & Son Limited**

Proposed non material amendment to PP 6/2007/0708 (Demolish existing dwelling and erect three detached dwellings and modify vehicular access) to make various fenestration changes and moving of external walls to outer edge of 'catslide' roofs.  
22 Bon Accord Road, Swanage.

### **6/2012/0089 Mr R Groves**

Erect two storey extension to west elevation to provide extension to lounge and fireplace on ground floor, ensuite bathroom to first floor bedroom.

34 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 31<sup>st</sup> January 2012 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. 11 and 11a, amounting to £155,326.47 and £46,887.91 respectively be paid, and that cheques be drawn therefor.

## **6. DORSET COUNTY COUNCIL - SCHOOL CROSSING PATROL**

Further to Minute No. 9 of the Council Meeting held on 22<sup>nd</sup> January 2012, consideration was given to an amended estimate of costs for the provision of the Mount Scar school crossing patrol in 2012/13.

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

That a sum not exceeding £2,910.17 be contributed towards the costs of providing the Mount Scar school crossing patrol in 2012/13.

## **7. EVENTS - SUMMER 2012**

It was proposed by Councillor Poultney, seconded by Councillor Bonfield, and  
**RESOLVED UNANIMOUSLY:-**

That delegated authority be given to the Town Mayor, Deputy Mayor and Town Clerk to act on the Council's behalf in respect of Agenda Item No. 7 (a) and 7 (b).

It was agreed that the delegated party should meet on Thursday, 23<sup>rd</sup> February 2012 at 9.30 a.m., and Members were invited to submit their comments on the events to the Town Clerk for consideration at the meeting.

8. **NEW BEACH WARDENS' HUT**

Councillor Mrs. Marsh did not vote on, or propose or second any of the motions on the following matter, by reason of being a Member of the Purbeck District Council's Planning Board.

Further to Minute No. 5 ii) of the Tourism Committee meeting held on 7<sup>th</sup> November 2011, it was reported that the cost of purchasing and erecting a new structure to accommodate the beach wardens would be £2,800.

During the ensuing discussion, it was acknowledged that the existing structure was no longer adequate, and that a new facility was necessary for the efficient delivery of the services provided by the beach wardens. The Swanage and Purbeck Hospitality Association had offered to provide sponsorship of £2,000 for the hut, and Members expressed their appreciation of this generous offer.

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

That the purchase and construction of a new beach wardens' station at a cost of £2,800 be approved.

It was **FURTHER RESOLVED:-**

That the offer of £2,000 in sponsorship from the Swanage and Purbeck Hospitality Association be gratefully accepted, and that the Town Clerk be authorised to sign the sponsorship agreement.

Members wished to record their appreciation of the sterling work undertaken by Councillor Brown in this matter.

9. **SWANAGE COASTAL CHANGE FORUM**

It was reported that the inaugural meeting of the Swanage Coastal Change Forum was scheduled to be held at Durlston Castle on 29<sup>th</sup> February 2012 at 5.45 pm and an invitation had been extended to the Town Council to send a representative.

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

That Councillor Miss Harris attend the inaugural meeting of the Swanage Coastal Change Forum.

A number of other members expressed an interest in attending the meeting, and the Town Clerk agreed to approach the Chairman of the Forum to enquire if additional places were available.

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

**Items of Information**

- (a) Superfast Broadband in Dorset – It was reported that funds for Superfast Broadband in Dorset would be provided by the Department for Culture, Media and Sport and match funded by tier one and tier two local authorities in Dorset (in principle agreement).
- (b) It was noted that a Road Closure Order would be required for New Year's Eve celebrations 2012, and a request was made for the Town Council to consider the requirement for an organised New Year's event in Swanage.
- (c) Road Closure Notices:-

Northbrook Road, Swanage	3 days commencing 22 <sup>nd</sup> February 2012.
Belle Vue Road, Swanage	4 weeks commencing 20 <sup>th</sup> February 2012.

11. **ICE CREAM CONCESSION**

A letter dated 12<sup>th</sup> January 2012 was submitted requesting permission to operate an ice cream concession from Council-owned land.

During the ensuing discussion, it was noted that permission had been given to a local resident to operate an ice cream concession during the 2011 summer season, and that the operator had indicated his interest in operating the concession from Broad Road car park only in 2012.

Following further discussion, it was proposed by Councillor Mrs. Bartlett, seconded by Councillor Bonfield, and **RESOLVED UNANIMOUSLY:-**

That an opportunity to operate an ice cream concession in Main Beach car park be agreed in principle, and that further information be sought from the current applicant.

12. **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 matter.

13. **SWANAGE FREE SCHOOL**

Councillor Mrs. Marsh did not vote on, or propose or second any of the motions on the following matter, by reason of being a Member of the Purbeck District Council's Planning Board.

(a) **Use of North Beach Car Park**

Further to Minute No. 10 (b) of the Policy and Planning Meeting held on 30<sup>th</sup> January 2012, and a subsequent e-mail from Mr. S. Tooley of Education Swanage clarifying the request for parking facilities in North Beach car park for Free School staff, consideration was again given to the matters raised. Following discussion, it was proposed by Councillor Mrs. Patrick and seconded by Councillor Miss Harris:-

That the Town Council agrees to car parking spaces being made available for staff members during term time, subject to the payment of an appropriate fee for parking permits.

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

Consideration was then given to the request for a paved footpath to be provided from North Beach car park to the school building.

During the ensuing discussion, Members questioned the requirement for this footpath, and referred to the public highway/footpath along Bonfields Avenue and Northbrook Road which was adequately lit by public lighting.

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

That the request for the introduction of a paved footpath from North Beach car park to the school building be approved in principle, subject to no funding being provided by the Town Council for this facility.

(b) **Sports Hall**

Further to Minute No. 10 (c) of the Policy and Planning Meeting held on 30<sup>th</sup> January 2012, and a subsequent e-mail from Mr. S. Tooley of Education Swanage, Members were updated on matters relating to the potential joint working for improving community sports facilities at the Football Club. Following discussion, it was proposed by the Town Mayor and seconded by Councillor Mrs. Patrick:-

That the Town Council indicates its willingness to enter into discussions with Swanage Town & Herston Football Club and Education Swanage regarding the potential relocation of a Sports Hall in Swanage.

Upon being put to the Meeting, NINE Members voted IN FAVOUR of the Proposition and there was ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

14. **CAPITAL PROGRAMME**

(a) **Boat Park Lighting Scheme**

In response to concerns raised regarding security at the Boat Park, consideration was given to the installation of a low level lighting scheme. Following a brief discussion, it was proposed by Councillor Mrs. Patrick, seconded by Councillor Bonfield, and RESOLVED UNANIMOUSLY:-

To authorise expenditure of £14,003.35 for the installation of lighting at the Boat Park.

(b) **Day's Park Fencing**

Consideration was given to a quotation received for fencing at Day's Park in the sum of £11,380.00.

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

To authorise expenditure of £11,380.00 for the installation of fencing around the children's play area at Day's Park.

(c) **Bandstand**

It was reported that considerable damage had been caused to the Bandstand during recent stormy weather.

The matter had been referred to the Council's insurers, but due to the age and condition of the structure, it was unlikely that the cost of repairs (estimated to be in the region of £34/40k) would be met by the insurance company.

Discussion ensued, during which it was suggested that the possibility of installing some form of weatherproof side panels to the structure be investigated in the future.

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

To approve, in principle, urgent repairs to the bandstand prior to the commencement of the 2012 summer season.

(d) **Seafront Stabilisation**

Further to Minute No. 70 of the Council Meeting held on 3<sup>rd</sup> October 2011, and subsequent discussions with Smith Foster, Structural Engineers, the Operations Manager updated those present on matters relating to the seafront stabilisation. It was proposed by the Town Mayor, seconded by Councillor Mrs. Patrick, and RESOLVED UNANIMOUSLY:-

That a Working Part, comprising of Councillors Bonfield, Brown, Poultney and Pratt, be set up to progress the matter.

15. **DEMOLITION OF SHELTER, PEVERIL POINT**

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

Further to Minute No.8 (a) of the Policy and Planning Meeting held on 24<sup>th</sup> January 2011, consideration was given to tenders received for the demolition of the shelter at Peveril Point.

It was proposed by the Town Mayor and seconded by Councillor Mrs. Bartlett:-  
That the tender from Spetisbury Construction Ltd in the sum of £21,930 be accepted for the demolition of the shelter at Peveril Point.

Upon being put to the Meeting, NINE Members voted IN FAVOUR of the Proposition and there was ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

Consideration was then given to a quotation submitted from Bournemouth Archaeology for Peveril Point 3D Laser Scanning and Historical Research Project 2012.

During the ensuing discussion, it was noted that the Project was a requirement by Dorset County Council's Jurassic Coast team for funding towards the demolition works, and it was proposed by Councillor Bonfield, seconded by Councillor Poultney, and RESOLVED:-

That the quotation in the sum of £4,670 be accepted from Bournemouth Archaeology for Peveril Point 3D Laser Scanning and Historical Research Project 2012.

16. **MONKEY BEACH PONTOON**

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

Further to Minute No. 127 of the Council Meeting held on 6<sup>th</sup> February 2012, and a subsequent meeting of the Working Party, consideration was given to submissions received from those interested in operating a passenger/pleasure boat concession from a pontoon in the vicinity of Monkey Beach.

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

That the recommendation of the Working Party to accept the proposal from San Gina Angling Trips for the 2012 season be agreed.

17. **LEGAL ISSUES**

(a) **Town Hall Annexe – Proposals for Re-location of Police Services in Swanage**

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

Further to Minute No. 126 (b) of the Council Meeting held on 6<sup>th</sup> February 2012, the Clerk reported on an informal discussion held with the District Valuer regarding lease negotiations with Dorset Police for the re-location of police services in Swanage to the Town Hall Annexe.

Following discussion, it was proposed by Councillor Mrs. Patrick and seconded by Councillor Mrs. Marsh:-

That the Council's surveyor be authorised to continue lease negotiations with Dorset Police to seek an



increased rental value in accordance with the guidelines given by the Town Council.

Upon being put to the Meeting, NINE Members voted IN FAVOUR of the Proposition and ONE Member voted AGAINST, whereupon the Proposition was declared CARRIED.

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

Further to Minute No. 7 of the Finance & Performance Management Committee meeting held on 24<sup>th</sup> October 2011, the Clerk updated Members on matters relating to an outstanding account that had been referred to the Council's legal advisers.

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

That delegated authority be given to the Town Mayor, Deputy Mayor and Town Clerk to act in the matter.

18. **PROPOSAL FOR NHS DENTAL PRACTICE – NORTH BEACH CAR PARK**

Further to Minute No. 6 of the Policy and Planning Meeting held on 30<sup>th</sup> January 2012, a letter dated 4<sup>th</sup> February 2012 was submitted from Dr. R. Parsa expressing an interest in submitting a planning application for the provision of a NHS dental practice at North Beach car park.

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

That approval for a dental practice in North Beach car park be not granted, as no evidence was provided to support the claim that no other location was available.

In declining the application, it was agreed that a letter be sent to Dr. Parsa thanking him for his interest.

The meeting concluded at 9.45 p.m.

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