

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> MAY 2013** at 7.00 p.m.

PRESENT:-

Councillor Mrs A Patrick (Town Mayor) – Chairman.

Councillor Mrs C. Bartlett

Councillor M. Bonfield

Councillor I. Brown (Until 8.40 p.m.)

Councillor Mrs. G.A. Marsh

Councillor S. Poultney

Councillor G.M. Suttle (Until 7.50 p.m.)

Councillor W. S. Trite

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:-

- The proposed management strategy for camping and caravanning sites in the District.
- Concerns regarding proposals for continental markets on the former shelter site, Shore Road.
- Recent incident on Shore Road, highlighting the difficulties caused by parked vehicles in the vicinity.
- Wheelchair access points on Shore Road.

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

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Miss Harris and Pratt.

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. 11 (a)** – The Town Mayor declared a pecuniary interest under the Code of Conduct by reason of a business connection with the concessionaire.

**Agenda Item No. 11 (a)** – Councillor Suttle declared a pecuniary interest under the Code of Conduct by reason of a business connection with the concessionaire.

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

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**

6/2013/0270 **Mr D Puckett**

Erect single storey rear extension with pitched roof and one roof light.  
28 Cauldron Barn Road, Swanage.

**OBSERVATION:** No objection.

**Items for Information Only**

6/2013/0269 **Mr C Miles**

Proposed non-material amendment to PP 6/2012/0233 (Alterations and additions to facilitate the subdivision of the existing dwelling on the upper floors to create three separate residential units) to redesign the entrance lobby and modify size and position of new rooflight.  
15a Commercial Road, Swanage.

The following applications were not discussed by the Town Council as it was considered that a conflict of interested existed, given that the Council had retained the freehold of the Holiday Park.

6/2013/0271 **Miss K Twilley**

Erect vinyl decking.

Plot 180, Swanage Bay View Holiday Park, Panorama Road,  
Swanage.

6/2013/0272 **Miss K Twilley**

Erect vinyl decking.

Plot 198D, Swanage Bay View Holiday Park, Panorama Road,  
Swanage.

4. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 30<sup>th</sup> April 2013 was submitted for information (a copy attached at end of these Minutes).

5. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Trite, seconded by Councillor Mrs Bartlett, and  
RESOLVED:-

That the accounts specified in the Orders on Treasurer  
Nos. 2 and 2a, amounting to £568,187.31 and  
£73,819.14 respectively be paid, and that cheques be  
drawn therefor.

6. **REQUESTS FOR GRANT FUNDING**

a) **Purbeck Film Festival**

Consideration was given to a request received from the committee of the  
Purbeck Film Festival for a financial contribution towards the cost of updating

their website and on-line ticketing system in order to attract new and younger audiences.

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

That, under section 137 of the Local Government Act 1972, the sum of £500 be donated to the Purbeck Film Festival towards the cost of updating their website in order to reach a wider audience.

b) **Swanage Sea Rowing Club**

Consideration was given to an application submitted by Swanage Sea Rowing Club to assist in raising £25,000 to enable the club to complete the building of a new Boathouse.

During the ensuing discussion, it was noted that the Town Council had entered into a similar agreement with Swanage Sailing Club.

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

That, under section 19 of the Local Government Miscellaneous Provisions Act 1976, a loan of £25,000 be agreed in principle, on the same terms as that granted to Swanage Sailing Club.

7. **PUBLIC CONSULTATION**

Consideration was given to the following consultation papers produced by Purbeck District Council.

a) **Management Strategy for Camping and Caravanning Sites**

The document sets out how the Council makes decisions and the options for action it can take to ensure compliance with planning and public health legislation in relation to camping and caravanning sites. It was reported that the consultation had generated a large response, and a number of sections had caused concern to campsite owners. It was proposed the Town Mayor, seconded by Councillor Suttle and RESOLVED UNANIMOUSLY:-

That the Town Council respond to Purbeck District Council requesting that a number of sections of the policy document be clarified.

b) **Community Infrastructure Levy – Draft Schedule and Priorities for Spending**

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

That the Town Council's concerns regarding the assessment of residential land values and the potential impact of the proposed CIL on the viability of future residential development in 'Residential Swanage and the Coast' be once again forwarded to Purbeck District Council.

c) **Economic Development Strategy**

The document sets out the action plan that the Council will implement to support economic development in the District. It was proposed by Councillor Poultney, seconded by Councillor Brown and RESOLVED UNANIMOUSLY:-

That the Town Council gives full support to the consultation document.

d) **Planning Application Validation List**

The document sets out the information applicants need to provide when submitting a planning application, reflecting the new affordable housing policy and changes in national legislation. It was proposed by the Town Mayor, seconded by Councillor Bonfield and RESOLVED UNANIMOUSLY:-

That the Town Council gives full support to the consultation document.

e) **Planning Enforcement Policy**

The Planning Enforcement Document sets out how the District Council will carry out its planning enforcement role. It was proposed by the Town Mayor, seconded by Councillor Mrs Bartlett and RESOLVED UNANIMOUSLY:-

That the Town Council gives full support to the consultation document.

Councillor Suttle left the meeting at 7.30 p.m.

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

(a) **Items of Information**

i) **Street Lights**

Concerns were raised at what appeared to be a recent increase in crime rates in the town and whether it was linked to the decision by Dorset County Council to switch street lights off between midnight and 5.30 a.m. (GMT). A statement from the Police highlighted that many of these incidents had been on unsecured cars/sheds and that it was difficult to establish that the crimes had been committed during the hours when the lights are turned off.

(b) **Matters for Forthcoming Agendas**

- i) Request for the erection of an awning at Swanage Bowls Club.
- ii) Emergency telephone at Durlston.

9. **PROPOSALS FOR MARKET – FORMER SHELTER SITE, SHORE ROAD**

Consideration was given to an e-mail received from a company requesting permission to hold a specialist market on the former shelter site, Shore Road. During the ensuing discussion it was reported that the possibility of this particular type of market had been discussed at previous Tourism Committee Meetings. It was acknowledged that consultations should be held with the Chamber of Trade and other traders in the town before agreeing to a specialist market. Reference was made to the hardship local traders are experiencing at the moment due to the economic downturn and further competition may affect their trade.

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

That this application to hold a continental market on the former shelter site, Shore Road be refused, and that any future application should only be considered outside of the main summer season (June-September).

**EXCLUSION OF PRESS AND PUBLIC**

Proposed by Councillor Poultney, seconded by Councillor Mrs. Bartlett, 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.

10. **SEAFRONT STABILISATION SCHEME - CONSIDERATION OF ADDITIONAL OPTIONS**

Consideration was given to two drawings of alternative options for the seafront stabilisation scheme, supplied by the appointed architect. Further to minute 3) of the Special Meeting held on 29<sup>th</sup> April 2013, both incorporated the public conveniences into the proposed works: one on its existing site and the other in a central position, with ladies' and men's facilities on either side of a relocated kiosk.

Councillor Brown left the meeting at 8.45 p.m.

After lengthy consideration it was AGREED:

That the proposals be given further consideration by the Seafront Stabilisation Working Party on Thursday 23<sup>rd</sup> May, in order to make a recommendation to the Full Council at the Special Meeting to be held on Wednesday 29<sup>th</sup> May.

11. **LEGAL ISSUES**

Further to her declaration of interest under Minute No. 2, the Town Mayor left the meeting before consideration of the following item.

In the absence of the Town Mayor Councillor Poultney assumed the Chair.

a) **Shore Road Ice Cream Concession**

Further to minute 14(a) of the Special Meeting of the Council held on 22<sup>nd</sup> April 2013 and minute 5 of the Special Meeting of the Council held on 29<sup>th</sup> April 2013 consideration was again given to the occupation of both the existing kiosk site and any new kiosk building constructed as part of the seafront stabilisation scheme. After lengthy discussion it was proposed by Councillor Poultney and seconded by Councillor Trite:

That the necessary steps be taken, including the service of any notice required, to obtain possession of the kiosk site at the earliest opportunity at the end of summer season 2013 to both ensure that the seafront stabilisation works can be undertaken and that the occupation of any new kiosk can be put out to tender.

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

The Town Mayor re-entered the meeting and re-assumed the Chair.

b) **Sea Breeze Restaurant – Request from lessee**

Consideration was given to a letter dated 8<sup>th</sup> May 2013 sent on behalf of the directors of the Sea Breeze Restaurant and Take Away on Shore Road. It was proposed by the Town Mayor, seconded by Councillor Bonfield and RESOLVED UNANIMOUSLY:

That a meeting be arranged between the directors of Sea Breeze Restaurant and the Council's Shore Road Concessions Working Party at the earliest possible opportunity.

12. **STATION BUILDINGS – AUTHORISATION OF ACTIONS ARISING FROM PERIODIC INSPECTION AND TEST OF ELECTRICAL EQUIPMENT**

Consideration was given to a briefing note highlighting the need for essential electrical works in the Station Buildings to be carried out in order to meet required safety standards. It was proposed by Councillor Mrs Bartlett, seconded by Councillor Bonfield and RESOLVED UNANIMOUSLY:-

That approval be given for expenditure of up to £5,000 for the electrical works from the agreed station maintenance budget.

The meeting concluded at 9.30 p.m.

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