

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 30th JANUARY 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 Mrs. G.A. Marsh
Councillor Mrs. A. Patrick
Councillor S. Poultney
Councillor M.W. Pratt
Councillor M. Whitwam
Councillor A. Wiggins

Land Train Proposals

The Town Mayor welcomed Ms. Elaine Pearson to the Meeting, and invited her to present proposals for the operation of a Land Train in Swanage.

Ms. Pearson explained that it was hoped to operate a land train service between the Pier and Durlston Country Park. She felt that a land train would be a new all weather attraction for Swanage, as well as providing a transport service to the Durlston area. She then explained the stringent regulations that applied to the operation of a land train service, the proposed route from the vicinity of the Stone Quay to Durlston, and the overnight storage facility that may be provided at Mount Scar First School.

At the conclusion of the Presentation, the Town Mayor thanked Ms. Pearson for the information provided and invited Members to put forward any questions and comments on the proposals.

Public Participation Time

There were no members of the public present at the Meeting.

The 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 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 – Councillor Mrs. Patrick declared a prejudicial interest under the Model Code of Conduct in Planning Application Nos. 6/2011/0813 and 6/2012/0018 by reason of business associations with the applicants.

Agenda Item No. 3 – Councillor Pratt declared a personal interest under the Model Code of Conduct in Planning Application No. 6/2012/0018 by reason of being a neighbour of the applicant.

Agenda Item No. 10 – 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 tenderers.

Councillor Poultney declared a personal and prejudicial interest under the Model Code of Conduct by reason of a business association with one of the tenderers.

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

6/2011/0811 **Storer (Coventry) Ltd**
CONSERVATION

AREA Demolition of Pier Head Building and associated out buildings.
Pier Head, 1 High Street, Swanage.
OBSERVATION: No objection.

6/2011/0812 **Storer (Coventry) Ltd**

Demolition of Pier Head Building and associated out buildings, erect two new buildings to form eight flats, restaurant, pizza oven, ice cream parlour and gallery. Landscape site and form new vehicular parking in basement; form new vehicular access.
Pier Head, 1 High Street, Swanage.
OBSERVATION: No objection.

Delegated Applications

6/2011/0801 **Mr P Harman**

Loft conversion with side dormer, rear first floor balcony.
12 Park Road, Swanage.
OBSERVATION: No objection, subject to compliance with the recommendations of the Conservation Officer.

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

6/2011/0813 **Mr D Miller**

Erect two storey side extension to form annexe; modify vehicular access.
15 Princess Road, Swanage.
OBSERVATION: Recommend refusal. Consider proposed extension to be overdevelopment.

6/2012/0018 **Mr R Forte**

Install new shop front.
The Mowlem, 2 Institute Road, Swanage.
OBSERVATION: No objection.

Item for Information Only

6/2012/0009 **Mrs J Wilson**

Erect single storey rear extension. Replace rooflights in front elevation with dormer windows.

33 De Moulham 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 December 2011 was submitted for information (a copy attached at end of these Minutes).

5. **LAND TRAIN PROPOSAL**

Further to the Presentation given by Ms. Elaine Pearson on her proposals to operate a land train in Swanage, discussion ensued on the initiative.

Members were supportive of the proposals and considered that it would be an added tourist attraction for the town. Some concerns were raised regarding possible operational difficulties that may arise in the congested area of the Stone Quay, but Members wished her every success with her venture.

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

To support the proposals to operate a land train, in principle.

6. **PROVISION OF NHS DENTAL SERVICES IN SWANAGE**

Further to an item raised during Public Participation Time on 9th January 2012 regarding the impending loss of NHS dental services in Swanage, the Town Mayor updated those present on matters relating to this issue.

He was given to understand that expressions of interest had been received by the Primary Care Trust from 10 dentists wishing to provide NHS dental services in the town, and a tendering process was now under way through the PCT.

Following a lengthy discussion, during which Members again acknowledged the importance of retaining NHS dental services in Swanage, it was agreed to put forward the suggestion that the PCT explores the possible availability of accommodation for a dental practice at the Swanage Day Centre.

7. **CONDITION OF SHORE ROAD**

Concerns were raised regarding the very poor condition of Shore Road in the vicinity of Ocean Bay, which was now considered to be dangerous for all road users, but particularly motorcyclists.

Following discussion, it was proposed by Councillor Brown, seconded by Councillor Wiggins, and **RESOLVED:-**

That a letter be sent to Dorset County Council, the highways authority, requesting that urgent attention be given to the matter.

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

(a) **Items of Information**

i) Navitus Bay Wind Farm – Proposals to be displayed in Town Hall foyer.

- ii) Concerns were expressed at the publication of an anonymous letter in the local press which gave bad publicity to the Lower High Street area of Swanage. Members felt very strongly that the letter was not a true reflection of the area, and that no benefit could be derived from its publication.

(b) **Items for Forthcoming Agendas**

- i) Request for use of Main Beach car park by Wilts and Dorset Bus Company on Carnival day.
- ii) Superfast Broadband.

9. **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.

10. **SWANAGE FREE SCHOOL**

(a) **Adoption of Site for SANG**

It was reported that the purchase of a site in the vicinity of the former Grammar School had been negotiated for SANG (Suitable Alternative Natural Green Space), and consideration was given to the future adoption and maintenance of the site by the Town Council.

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

That the Town Council agrees in principle to the future adoption and maintenance of the SANG.

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

Consideration was given to a request received from Education Swanage that free parking facilities (40 spaces) be provided for Free School staff in North Beach car park. A further request for a 30 minutes free parking option for parents dropping off/picking up their children in North Beach car park was also considered.

During the ensuing discussion, Members were concerned that, in granting free parking facilities, a precedent may be set, and they felt that public parking should be preserved in this area. It was considered that an adequate permit system currently existed, which was available to all applicants. Concern was also expressed at the difficulties in policing/enforcement of a 30 minutes free parking option, and it was therefore not considered to be a viable proposition. It was proposed by Councillor Whitwam, seconded by Councillor Bonfield, and RESOLVED UNANIMOUSLY:-

That the requests be not granted.

A further request that a paved footpath route be provided from North Beach car park to the school building was also considered.

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

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

(c) **Potential Partnership for Improved Sports Facilities**

It was reported that Education Swanage were keen to explore the potential for joint working on improving community sports facilities at the Football Club.

It was RESOLVED:-

That the remit of the Football Club Working Party be expanded in order to progress the matter with Education Swanage.

Further to their declarations of interests under Minute No. 2, Councillors Mrs. Patrick and Poultney left the Meeting prior to consideration of the following item.

11. **PUBLIC CONVENIENCE CLEANING**

In accordance with EU procurement regulations for local authorities, and the detailed and robust scoring process undertaken of the tenders submitted, consideration was given to awarding the contract for cleaning the public conveniences operated by the Town Council.

After detailed consideration of the report circulated to all Members prior to the meeting, it was proposed by the Town Mayor, seconded by Councillor Pratt, and RESOLVED UNANIMOUSLY:-

That the company that submitted the highest scoring tender be awarded the contract for cleaning, opening and closing the public conveniences operated by Swanage Town Council for a period of three years, with an option for a further two year extension.

The meeting concluded at 9.55 p.m.
