

Minutes of the **MONTHLY MEETING** of the Swanage
Town Council held at the Town Hall, Swanage on **MONDAY,**
1st OCTOBER 2012 at 7.00 p.m.

PRESENT:-

Councillor W.S. Trite – Chairman

Councillor Mrs. C. Bartlett
Councillor M. Bonfield
Councillor I. Brown
Councillor Mrs. G.A. Marsh
Councillor Mrs. A. Patrick
Councillor M.W. Pratt
Councillor G. Suttle
Councillor M. Whitwam
Councillor A. Wiggins

In addition to Members of the Council and officers, 11 members of the public attended the Meeting.

The Mayor welcomed Revd. Mark Hatto, from the Emmanuel Baptist Church, who offered a short prayer before the commencement of the Meeting.

Public Participation Time

MRS. LINDA LAKE, Headteacher at St. Mary's School, introduced Trisha Blythe from the Salisbury Diocese. **MS. BLYTHE** explained that the aim of St. Mary's School was to provide quality education for the benefit of local children, and the proposed new school would enable these educational services to be delivered in better and less cramped conditions.

MR. STEVE TOOLEY updated those present on matters relating to Education Swanage and their quest to set up a Free School in Swanage. Finally, he thanked the Town Council for its continued support and for the use of the Town Hall building for its meetings.

Councillor Trite opened the Council Meeting at 7.15 p.m.

71. **APOLOGIES**

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

72. **DECLARATIONS OF INTEREST**

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. 4 – Councillor Mrs. Bartlett declared a non-pecuniary interest under the Code of Conduct in Planning Application No. 6/2012/0563 by reason of being a friend of the applicant.

Agenda Items No. 9 (b) and 9 (c) – Councillor Brown declared a non-pecuniary interest under the Code of Conduct by reason of a connection with Synergy Housing.

Agenda Item No. 9 (e) – Councillor Mrs. Patrick declared a pecuniary interest under the Code of Conduct by reason of a business connection with the concessionaire.

Agenda Item No. 9 (e) – Councillor Suttle declared a pecuniary interest under the Code of Conduct by reason of a business connection with the concessionaire.

73. **MINUTES**

- (a) Proposed by Councillor Pratt, seconded by Councillor Mrs. Bartlett, and **RESOLVED UNANIMOUSLY:-**
That the Minutes of the Monthly Meeting of the Council held on 3rd September 2012 be approved as a correct record and signed.
- (b) Proposed by Councillor Pratt, seconded by Councillor Brown, and **RESOLVED UNANIMOUSLY:-**
That the Minutes of the Special Meeting of the Council held to discuss policy and planning matters on 17th September 2012 be approved as a correct record and signed.
- (c) Proposed by Councillor Whitwam, seconded by Councillor Mrs. Bartlett, and **RESOLVED UNANIMOUSLY:-**
That the Minutes of the Extraordinary Meeting of the Council held on 25th September 2012 be approved as a correct record and signed.

74. **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

- 6/2012/0568 **Planning Solutions**
O/A - Demolish existing dwelling and erect 5 detached dwellings with associated parking and garages.
2 Drummond Road, Swanage.
OBSERVATION: Recommend refusal. Consider that this proposal constitutes overdevelopment of this site and is in breach of Policy QL30 of the Purbeck Local Plan (houses in large gardens). The loss of a characterful Edwardian building and its replacement with five uniform dwellings is out of keeping with the character of the area, as described in the Townscape Character Appraisal.

Delegated Applications

- 6/2012/0547 **The Grand Hotel**
Erect forty four beach huts on three levels with replacement cafe and toilet facilities.
The Grand Hotel, Burlington Road, Swanage.
OBSERVATION: No objection, subject to the units being of an acceptable scale.
- 6/2012/0549 **Agincare Group Ltd.**
Block up one window and enlarge one window on the front elevation and render front elevation.

Gainsborough Care Home, 53 Ulwell Road, Swanage.

OBSERVATION: No objection.

6/2012/0555 **Mr & Mrs G Jensen**

LISTED Renovation, including partial underpinning, external pointing and internal plaster repairs.

60 Bell Street, Swanage.

OBSERVATION: No objection.

6/2012/0559 **Mr T Shepherd**

LISTED Erect a new boundary wall.

17 Manor Road, Swanage.

OBSERVATION: No objection.

6/2012/0560 **Mr J Deas**

Insert new dormer window with Juliette balcony on rear elevation and new dormer on side elevation. Install dropped kerb at front of property and decking at rear.

71 Ulwell Road, Swanage.

OBSERVATION: No objection.

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

6/2012/0563 **Mr P Wood**

Change of use of the first floor of the East Bar to form two new flats.

1 High Street, Swanage.

OBSERVATION: No objection.

6/2012/0564 **Mrs A Smith**

Erect side and rear extension.

26 Cauldron Crescent, Swanage.

OBSERVATION: No objection.

Item for Information Only

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

6/2012/0553 **Mr M Nash**

Erect timber decking.

Plot 215, Swanage Bay View Holiday Park, Panorama Road, Swanage.

74. **CHAIRMAN'S ANNOUNCEMENTS**

The Mayor reported the sad death of Mr. Tony Miller's son and wished to convey the Council's sincere condolences to the family.

He then reported on the following events he had attended during the past month:-

- (a) A civic visit to Wimborne.
- (b) Swanage Folk Festival – Procession and Church Service.
- (c) Purbeck District Council – Chairman's Civic Day.
- (d) Purbeck Youth Sports Day on Sandpit Field.
- (e) Presentation of prizes to the runners in the Purbeck Marathon.
- (f) An Open Day at the Abbeyfield House in Cecil Road, Swanage.

- (g) Mayor of Gillingham's Civic Day.
- (h) A Music Concert at St. Mary's Church, Swanage, in aid of the Church Organ Restoration Appeal.
- (i) Annual Presentation of the Carnival proceeds to local organisations.

Finally, the Mayor reported on a recent visit to the Town Hall by the Master and Upper Warden of the Mercers Livery Company. They very kindly presented the Town with a picture showing the facade of the Town Hall when it was in place at the Mercers Hall in London, a solid silver corkscrew, and a limited edition procelain bowl commemorating Queen Elizabeth II's Diamond Jubilee. The Master Mercer also invited a reciprocal visit to the Mercers Hall in London in 2013.

75. **REPORTS FROM COUNCIL REPRESENTATIVES ON OUTSIDE ORGANISATIONS**

Councillor Mrs. Patrick reported that, at a recent meeting of PACT, Mr. Terry Constable had been appointed Chairman of the Panel, and Mr. Roger Patrick had been appointed as Vice Chairman.

76. **REPORTING OF DELEGATED MATTERS**

Following a recent playground inspection, it was reported that the safety surface at the Recreation Ground play area was in need of urgent attention due to shrinkage of the materials.

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

That expenditure incurred in the sum of £2,471 be authorised for urgent repairs to the safety surface at the Recreation Ground play area.

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

Items of Information

- (a) Further to Minute No. 65 of the Council meeting held on 25th September 2012, it was reported that proposals for the filming of 'As Blue as the Sky' had been amended, and it was envisaged that very little filming would now be undertaken within the town.
- (b) An 'Open Day' at HM Coastguard premises at North Beach car park on Sunday, 14th October 2012 from 11.00 a.m. to 3.00 p.m.
- (c) A meeting at Swanage Town & Herston Football Club on Wednesday, 10th October 2012 at 7.30 p.m. to consider future sporting facilities in Swanage.

78. **EXCLUSION OF PRESS AND PUBLIC**

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

79. **LEGAL ISSUES**

(a) **Lower Grammar School Field**

There were no matters relating to the future use of the Lower Grammar School Field to report at the present time.

(d) **Swanage Bay View Holiday Park – Commission Claims**

Further to Minute No. 14 (b) of the Policy and Planning meeting held on 17th September 2012, and a subsequent meeting of a Working Party consisting of members of the Finance & Performance Management Committee held earlier in the day, the Clerk updated Members on legal advice received in respect of commission claims on caravan sales at the Swanage Bay View Holiday Park. It was proposed by Councillor Suttle, seconded by Councillor Whitwam, and RESOLVED UNANIMOUSLY:-

That no offer of settlement be made to the claimants' solicitors beyond an offer not to pursue costs if all cases are dropped.

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

(e) **Ice Cream Kiosk**

Further to Minute No. 12 (a) of the Policy and Planning meeting held on 20th August 2012, the Clerk updated Members on matters relating to the ice cream kiosk concession on Shore Road.

It was proposed by Councillor Pratt and seconded by Councillor Brown:-

To serve the appropriate notice, in accordance with the advice received from the Council's legal advisers.

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

Councillor Mrs. Marsh left the Meeting at 8.40 p.m.
Councillor Wiggins left the Meeting at 8.40 p.m.

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

(b) **Quarry Close**

Further to Minute No. 4 (a) of the Extraordinary Meeting of the Council held on 25th September 2012, consideration was again given to the granting of access over Town Council-owned land to the new development by Synergy Housing on the former garage site in Quarry Close.

During the ensuing discussion, the Clerk updated those present on negotiations with Synergy Housing, and advice received from the Council's legal advisers and the District Valuation Office.

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

To instruct both legal advisers and valuers to take all necessary steps to obtain a sum in line with the valuation report received.

Councillor Mrs. Patrick left the Meeting at 8.50 p.m.

The Chairman invoked Standing Order No. 23 (r) and adjourned the Meeting.

(c) **Cumberland Flats and De Moulham Estate**

Consideration was given to a request from solicitors acting for Synergy Housing for confirmation of rights of access along the Cranborne Road/Gilbert Road rear service lane to the development on the site of Cumberland flats.

In light of legal advice received, it was proposed by Councillor Suttle, seconded by Councillor Bonfield, and RESOLVED UNANIMOUSLY:-

To act in accordance with the advice received from the Council's legal advisers, and confirm rights of access for future occupiers of the flats to be developed in accordance with planning application 6/2011/0348.

The meeting concluded at 9.00 p.m.
