

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 21<sup>st</sup> JUNE 2010** at 9.30 a.m.

PRESENT:-

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

Councillor C.R. Bright  
Councillor L. Gloyn-Cox  
Councillor Mrs. A. Patrick  
Councillor S. Poultney  
Councillor M.W. Pratt  
Councillor M. Whitwam  
Councillor A. Wiggins

### **Public Participation Time**

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

**MR. IAN ALLEN**, from the Swanage & Purbeck Rotary Club, referred to Agenda Item No. 7, and requested that the Town Council gives its support to the proposal for the Swanage Hub Website.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Audley, Hadley, Mrs. Marsh and Suttle.

2. **PLANS**  
**Plan No**

**Delegated  
Applications**

6/2010/0317 **Mr J Wooley**

Erect single storey rear extension and convert existing loft space to provide living accommodation with rear balcony.  
25 Bay Crescent, Swanage.

**OBSERVATION:** Recommend refusal. The Town Council considers the design of the proposed extension to be inappropriate in this location and concerns were expressed regarding the overlooking of neighbouring properties.

6/2010/0320 **Pettley Estates Ltd**

Erect two detached dwellings with associated parking.  
161-165 High Street, Swanage.

**OBSERVATION:** Defer for consideration at meeting on 5<sup>th</sup> July 2010.

6/2010/0322 **Harrop and Booth Developments Ltd**

Insert dormer windows on north elevation.

20 Mariners Drive, Swanage.

**OBSERVATION:** No objection.

6/2010/0326 **Joseph Allnatt Centres Ltd**

Erect first floor extension between 39 and 41 Ulwell Road.  
33,35,37,39,41 and 43 Ulwell Road, Swanage.

**OBSERVATION:** No objection.

6/2010/0330 **Mrs M Lewis-Rodgers**

Erect detached summerhouse building, form car parking area and associated landscaping.

61 Darkie Lane, Swanage.

**OBSERVATION:** No objection.

6/2010/0339 **Mrs L Holloway**

Erect single storey rear extension and convert loftspace into living accommodation.

18 Newton Rise, Swanage.

**OBSERVATION:** Defer for consideration at meeting on 5<sup>th</sup> July 2010.

6/2010/0350 **Mr P Brown**

Demolish existing garage and erect new garage with storage above.  
24 Cluny Crescent, Swanage.

**OBSERVATION:** Defer for consideration at meeting on 5<sup>th</sup> July 2010.

6/2010/0353 **Mr R Smith**

Erect two storey rear extension.

24 Prospect Crescent, Swanage.

**OBSERVATION:** Defer for consideration at meeting on 5<sup>th</sup> July 2010.

#### **Application for information only:-**

6/2010/0354 **Mr M Storer**

Construction of outside cooking/preparation server and seating areas with timber and steel frame canopy structure and flat roof canopy structure over cooking/preparation area, carried out in connection with the use of the site for the provision of hot and cold food and liquid refreshment and take-away, together with the ancillary facilities for seating both within and outside the existing building and structure – Certificate of Lawfulness – Existing.

1 The Old Stone Quay, High Street, Swanage.

The Acting Town Clerk was requested to obtain further information in respect of this application, and report back to the next meeting of the Council.

### **3. BUDGET MONITORING**

#### **(a) Statement of Cash Balance**

A Statement of Cash Balance as at 31<sup>st</sup> May 2010 was submitted for information (a copy attached at end of these Minutes).

4. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Gloyn-Cox, seconded by Councillor Poultney, and  
RESOLVED:-

That the accounts specified in the Orders on Treasurer  
Nos. 3 and 3a, amounting to £97,428.61 and £115,557.69  
respectively be paid, and that cheques be drawn therefor.

5. **WASTE MANAGEMENT WORKING PARTY**

Members were updated on a meeting of the Waste Management Working  
Party held on 19<sup>th</sup> June 2010.

In order to address the litter problems in The Square, it had been agreed at the  
meeting that the smaller litter bins in this location be replaced with four 1100 litre  
bins. The contractor (SITA) had given an assurance that the larger receptacles were  
easier to manage and would be emptied on a frequent basis, according to demand.

A very positive meeting had also been held with the operators of several take-  
away businesses in The Square, who had agreed to contribute towards the cost of the  
new arrangements.

Councillor Trite (Chairman) vacated the Chair and left the meeting at 9.50 a.m.

Councillor Mrs. Patrick (Deputy Mayor) assumed the Chair.

6. **BEACH HUT CHARGES - 2011**

Consideration was given to the charges to be levied for the hire of the Town  
Council's beach bungalows for 2011.

A schedule of the proposed charges had been circulated to all Members prior  
to the Meeting, together with a suggestion that, in order to encourage occupancy, the  
full season rate for Spa Bungalows Nos. 12 to 27 be discounted by 35% i.e. from  
£1,652.50 to £1,074.00.

Following discussion, it was proposed by Councillor Bright:-

That the charges for the hire of the Council-owned  
beach bungalows remain the same as those agreed  
for 2010.

This proposition failed to secure a seconder.

It was then proposed by Councillor Pratt and seconded by Councillor  
Wiggins:-

That the following scale of charges for the hire  
of the Council-owned beach bungalows be agreed  
for 2011:

<b>Period</b>	<b>The Spa Daily</b>	<b>The Spa Weekly</b>	<b>Shore Road Daily</b>	<b>Shore Road Weekly</b>
9 <sup>th</sup> April to 22 <sup>nd</sup> April	5.50	24.00	10.50	47.00
23 <sup>rd</sup> April to 1 <sup>st</sup> July	7.50	41.50	14.50	82.00
2 <sup>nd</sup> July to 2 <sup>nd</sup> September	16.50	105.00	24.00	150.00

3 <sup>rd</sup> September to 23 <sup>rd</sup> Sept.	7.50	41.50	14.50	82.00
24 <sup>th</sup> September to 28 <sup>th</sup> Oct.	5.50	24.00	10.50	47.00

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

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

That the full season rate for the hire of Spa bungalows Nos. 12 to 27 be £1,074.00 for 2011.

7. **SWANAGE HUB WEBSITE**

An e-mail dated 26<sup>th</sup> May 2010 was submitted from Mr. Ian Allen, of the Swanage and Purbeck Rotary Club, giving details of the Swanage HUB.

It was noted that the Swanage HUB was a dedicated website linked to a data base of around 400 clubs, groups, organisations and authorities active in Swanage and the surrounding area. The website had been set up by the Rotary Club, and the data base would be checked and updated every six months by their members.

Following discussion, it was proposed by Councillor Pratt, seconded by Councillor Bright, and RESOLVED UNANIMOUSLY:-

That the Town Council fully supports the Swanage and Purbeck Rotary Club with the Swanage HUB project.

8. **SWANAGE YOUTH AND COMMUNITY CENTRE – “FRIDAY NIGHT PROJECT”**

Further to the item raised at the Public Participation Time on 7<sup>th</sup> June 2010, a letter dated 27<sup>th</sup> May 2010 was submitted from Ms. Anneliese Parker, the Full Time Youth Worker at Swanage Youth and Community Centre, seeking permission to run activities on the beach and Shore Road on Friday evenings 6<sup>th</sup>, 13<sup>th</sup> and 20<sup>th</sup> August 2010. A further request to run an event at the Skate Park and Forres Field on 27<sup>th</sup> August 2010 was also submitted.

During the ensuing discussion, Members noted that the events would be run in partnership with Dorset Police, Impact Outreach Project and other youth-orientated organisations. Some concerns were expressed regarding the nature of the events, and the possible conflict of events in certain areas where permission had already been granted to other organisations.

It was proposed by Councillor Mrs. Patrick, seconded by Councillor Wiggins, and RESOLVED UNANIMOUSLY:-

That the matter be deferred to enable further discussions with the Youth Leader regarding the “Friday Night Project”.

9. **F.J. GRACE WILL TRUST**

The Acting Town Clerk updated Members on matters relating to the F.J. Grace Will Trust, and recent correspondence received from solicitors and stockbrokers regarding the investment and income due to the Town Council from the Trust.

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

To accept the advice of Charles Stanley & Co. Ltd. regarding the investment of the funds for the remaining four year period of the F.J. Grace Will Trust.

It was then proposed by Councillor Mrs. Patrick, seconded by Councillor Gloyn-Cox, and RESOLVED UNANIMOUSLY:-

That the Town Council receives the sum of £3,000 from the interest accumulated from the F.J. Grace Will Trust (£3,653.59), and that the interest due be paid to the Town Council in April each year between now and the end of the 15 year term in 2014.

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

That the interest received be used to fund the replacement of the bus shelter at Ulwell.

10. **METEOROLOGICAL RECORDS**

The meteorological records for the month of May 2010 were submitted for information.

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

(a) **Swanage Tennis Club**

It was reported that refurbishment works to the tennis courts had now been completed.

Arrangements were being made for a meeting with representatives from the Town Council, Swanage Tennis Club and the Lawn Tennis Association to discuss the proposed lighting and other issues.

(b) **Monitoring of Efficiency Savings**

Further to Minute No. 11 (b) of the Policy and Planning Meeting held on 17<sup>th</sup> May 2010, it was reported that the Meteorological Office would shortly be installing electronic equipment at the Weather Station. Following the installation of this equipment, it would no longer be necessary for manual readings to be taken. It was also noted that the new equipment would be solar powered, which would eliminate the need for expensive ground works for electricity cabling.

(c) **Agenda Papers/Reports**

It was suggested that consideration be given to circulating Agenda papers/reports by e-mail.

(d) **Land south of Bay View Holiday Park**

It was noted that a report regarding the land south of the Bay View Holiday Park would be presented to a future meeting of the Council.

(e) **Pier Head Site Development – Planning Proposals**

A pre-planning public consultation regarding new proposals for the redevelopment of the Pier Head site would be held in The Mowlem Committee Room on 1<sup>st</sup> July 2010 from 7 pm – 9 pm.  
The plans and impressions would be moved to the Art Hut opposite the Stone Quay for the weekend, open from 11 am – 4 pm.

- (f) **Swanage Sea Rowing Club**  
A planning application for the Swanage Sea Rowing Club's new boathouse had been submitted to Purbeck District Council.
- (g) **Planning Appeal**  
The Planning Inspectorate had upheld the decision of Purbeck District Council to refuse the application submitted by Mr. R. Forte to construct timber decking over part of the open culvert abutting The Mowlem.

12. **EXCLUSION OF PRESS AND PUBLIC**

Proposed by the Councillor Mrs. Patrick, seconded by Councillor Pratt, 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.

13. **BURLINGTON CHINE PUBLIC TOILETS**

A letter dated 11<sup>th</sup> June 2010 was submitted from the Council's valuer outlining options for the open area adjoining Burlington Chine Toilets, and including an estimated value of the site now that planning consent had been granted.

Following a brief discussion, during which it was noted that a meeting was scheduled to be held with business proprietors and other interested parties in the vicinity, it was proposed by Councillor Glyn-Cox, seconded by Councillor Mrs. Patrick, and RESOLVED:-

That the matter be deferred for consideration at a future meeting of the Council.

14. **LEGAL ISSUES**

- (a) **Swanage Bay View Holiday Park**  
The Acting Town Clerk updated Members on matters arising since the disposal of the Holiday Park.  
Legal advice had been sought in respect of letters received dated 30<sup>th</sup> April 2010 and 4<sup>th</sup> May 2010.
- (b) **Lease – Swanage Town and Herston Football Club**  
The Acting Town Clerk updated Members on matters arising from a recent meeting held with the Vice-Chairman of the Swanage Town & Herston Football Club.
- (c) **Vodafone Mast, Main Beach Car Park**  
Further to Minute No. 15 (d) of the Policy and Planning meeting held on 17<sup>th</sup> May 2010, and subsequent advice received from the Council's valuer. It was noted that the existing lease would expire in 2012.

It was proposed by Councillor Mrs. Patrick, seconded by Councillor Bright, and RESOLVED UNANIMOUSLY:-

That the matter be referred to the Council's valuer to negotiate with Vodafone and ensure that best value is achieved.

(d) **Ice Cream Kiosk**

A letter dated 7<sup>th</sup> May 2010 was submitted from the Santa Fe concessionaire requesting permission to operate an ice cream kiosk from the former shelter site on Shore Road during July/August 2010.

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

That, in line with Minute No. 12 (a) of the Council Meeting held on 26<sup>th</sup> April 2010, the request to operate an ice cream kiosk on the former shelter site on Shore Road be not granted, having regard to the Council's designated use of the area for charitable organisations.

The Meeting concluded at 10.45 a.m.

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