

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 16<sup>th</sup> JULY 2012** at 7.00 p.m.

PRESENT:-

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

Councillor M. Bonfield  
Councillor I. Brown  
Councillor Mrs. G.A. Marsh  
Councillor Mrs. A. Patrick  
Councillor S. Poultney  
Councillor G.M. Suttle  
Councillor M. Whitwam

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

### **Public Participation Time**

**MR. M. HAMPTON**, a resident at Ballard Estate, referred to the Velux Cabrio Balcony Systems which are regarded as roof lights for planning purposes and fall within the category of ‘permitted development’. He considered them to be intrusive as they are specifically designed to act as a balcony, and requested that consideration be given to restrict the permitted development via a notice under article 4 of the National Planning Framework.

**MR. M. HAMPTON** then outlined issues relating to the Coastal Path and specifically the path from Burlington Road to Ballard Estate. Following an appeal to the Secretary of State, the Planning Inspector had been asked to hold a Public Enquiry, and this was likely to take place in February 2013. He requested the Town Council’s support in this matter.

**MRS. C. SHARPE** expanded on the application for funding, submitted by the organisers of the Purbeck Film Festival.

**MR. K. BRAGG**, a shopkeeper in Station Road, referred to the proposals by Dorset County Council to introduce a ‘pay and display’ parking scheme in Station Road. He expressed concern at the suitability of the proposed location of the loading bay, and highlighted potential problems that may affect the delivery of heavy goods to shopkeepers at the middle/western end of Station Road.

The Council Meeting commenced at 7.20 p.m.

1. **APOLOGIES**

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

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. 3** – Councillor Poultney declared a non-pecuniary interest under the Code of Conduct in planning application No. 6/2012/0412 by reason of a family connection with the applicant.

**Agenda Item No. 10** – Councillor Suttle declared a non-pecuniary interest under the Code of Conduct by reason of being a Purbeck District Council representative on the Purbeck Film Festival Committee.

3. **PLANS**

Under the Code of Conduct, Members declared a formal interest in the capacity of Corporate Trustee of the De Moulham Estate Trust in applications relating to the Trust.

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**

6/2012/0412 **Swanage Education Ltd**  
Demolish existing buildings and erect three storey school building, layout school grounds with associated landscaping, form vehicular access and school access improvements.  
Former Grammar School/Purbeck Centre, Northbrook Road, Swanage.  
**OBSERVATION:** Recommend approval.

**Delegated Applications**

6/2012/0395 **W J Haysom & Son**  
Extension to existing Purbeck Stone quarry and storage area, together with export of up to four lorry loads of stone per working day and site restoration.  
Belle Vue Quarry, Swanage.  
**OBSERVATION:** No objection.

6/2012/0404 **Mrs C Whiting**  
Erect single storey extension.  
479 High Street, Swanage.  
**OBSERVATION:** No objection.

6/2012/0405 **Mr & Mrs A Price**  
Removal of roof light and installation of 4 sun pipes. (Revised scheme to PP 6/2011/0713 – Raise height of roof and insert dormer window in southern elevation and roof light in northern elevation to facilitate the formation of living rooms at first floor level; Insert balcony in eastern elevation; Install new flue).  
46 Bay Crescent, Swanage.  
**OBSERVATION:** The Town Council did not wish to comment on this application.

## **Item for Information Only**

6/2012/0391 **Mr R Pond**

Erect single storey rear extension and install four rooflights on south elevation.

19 D'Urberville Drive, 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 30<sup>th</sup> June 2012 was submitted for information (a copy attached at end of these Minutes).

### 5. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Bonfield, seconded by Councillor Mrs. Marsh, and  
RESOLVED:-

That the accounts specified in the Orders on Treasurer Nos. 4 and 4a, amounting to £96,463.03 and £51,521.78 respectively be paid, and that cheques be drawn therefor.

### 6. **INTERNAL AUDITOR'S REPORT 2011/12**

Consideration was given to the annual internal audit report for 2011/12, prepared by Mr. Henry Lovegrove. The document provided background information and explanations regarding the recommendations and conclusions in respect of all of the Council's services, in accordance with the internal audit's objective to provide an appraisal function for the review of the Council's internal control system.

Arising from the above, Members were pleased to note that no significant control weaknesses had been identified and that the audit objectives had been fully, or substantially met.

The results of the reviews completed during the year had resulted in an overall opinion that 'based on the internal audit reviews completed in respect of 2011/12, in accordance with the annual audit plan, the Town Council's central systems and internal control arrangements continue to be effective'.

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

That the Internal Audit Annual Report 2011/12 and the recommendations contained therein be accepted and approved.

### 7. **PURBECK CORE STRATEGY**

Further to Minute No. 10 of the Policy and Planning meeting held on 16<sup>th</sup> April 2012, and the subsequent public examination of the Core Strategy, it was reported that consultation on the 'Main Modifications' would be held during the period 19<sup>th</sup> June 2012 to 31<sup>st</sup> July 2012.

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

That the amendments requested by the Town Council and incorporated within the 'Schedule of Main Modifications' be endorsed and that the Town Council re-submits its statements in writing for consideration by the Inspector as part of the Examination process.

8. **BOAT PARK**

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

That a fee of £6.50 per day be levied for the parking of a trailer only at the Peveril Boat Park during 2012/13.

9. **PRIEST'S WAY**

It was reported that, subject to the availability of funding, Dorset County Council were intending to upgrade Priest's Way for its entire length from Swanage through to Worth Matravers.

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

That, being an important ancient Right of Way, the Town Council supports the repair and upgrade of the Priest's Way, although it could not make any financial contribution to the project.

10. **PURBECK FILM FESTIVAL**

Consideration was given to a request received from the Chair of the Purbeck Film Festival for financial support for the forthcoming Festival.

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

That, under Section 137 of the Local Government Act 1972, the sum of £1,500 be donated to the Purbeck Film Festival.

In agreeing the donation, Members wished to point out that this was a larger sum than normally allocated and should be considered as a 'one-off' contribution. It should not be relied on when planning the Purbeck Film Festival in future years.

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

**Items of Information**

- (a) **Superfast Broadband** – It was hoped that superfast broadband would be brought to premises across Dorset by 2015, and local residents and businesses were urged to register their interest in the new service in order to make the project successful.
- (b) **Future of Health Care in Purbeck** – It was reported that a meeting was scheduled to be held at The Mowlem at 6.30 p.m. on Friday, 20<sup>th</sup> July to consider proposals for the Future of Health Care in Purbeck.

**Matters for Forthcoming Agendas**

- (a) **Power Supply** – Attention was drawn to the recent power supply failure in Swanage and the adverse effect this had had on local businesses.
- (b) **Navitus Bay Wind Farm** – Concerns were expressed that no formal consultation documents had been received in respect of the viewpoints to be used for the visualisation in the public consultation on the Navitus Bay Wind Farm proposals, the deadline for submissions being 17<sup>th</sup> July 2012.

It was AGREED:-

That a letter be sent requesting an extension to the consultation period.

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 matters.

13. **LEGAL ISSUES**

(a) **Sea Breeze (formerly Fisherman's Catch)**

The Town Clerk updated Members on lease negotiations in respect of Sea Breeze (formerly Fisherman's Catch).

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

To accept the rental figure in accordance with the recommendations of the Council's valuer contained in his letter dated 18<sup>th</sup> June 2012.

(b) **Lower Grammar School Field**

Further to Minute No. 44 of the Council meeting held on 2<sup>nd</sup> July 2012, the Clerk reported on negotiations undertaken by the Council's valuer with Dorset County Council regarding the acquisition of the site required for the re-location of St. Mary's School.

The sum agreed with Dorset County Council for the acquisition of part of the Lower Grammar School Field was noted and approved.

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

The Clerk updated Members on matters relating to the ongoing commission claims in relation to past caravan sales at the Holiday Park, and advice received from the Council's legal advisers.

14. **CAPITAL PROGRAMME**

(a) **Stone Quay**

Further to Minute No. 6 (a) of the General Operations Committee held on 4<sup>th</sup> July 2012, consideration was given to the structural engineer's report.

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

That a sum of up to £6,500 be approved as costs in preparing a schedule for remedial works.

15. **CAR PARKS**

Further to Minute No. 42 (c) of the Council Meeting held on 2<sup>nd</sup> July 2012, the Clerk updated Members on additional security measures that were being taken to reduce the risk of theft/vandalism to the Council's parking meters.

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

To authorise expenditure of up to £7,200 for additional security measures to be undertaken to the Council's parking meters.

The meeting concluded at 8.40 p.m.