

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 17th MARCH 2014** at 7.00 p.m.

PRESENT:-

Councillor Mrs. A. Patrick (Town Mayor) – Chairman.

Councillor Mrs. C. Bartlett
Councillor M. Bonfield
Councillor Mrs. G.A. Marsh
Councillor S. Poultney
Councillor M. Pratt
Councillor W.S. Trite
Councillor M. Whitwam
Councillor A. Wiggins

There was one member of the public in attendance at the Meeting.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Brown and Miss Harris. Although no official notification had been received, the Chairman reported an apology for absence from Councillor Suttle.

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.

There were no declarations to record on this occasion.

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**

6/2014/0102 **The Trustees of Land and Property**

Erect two storage sheds.

Emmanuel Baptist Church, 160 Victoria Avenue, Swanage.

OBSERVATION: No objection.

6/2014/0104 **D & P Lovell Ltd**

Erect a block of three industrial units (B1, B2 and B8) and a café (A3).
Provide two electric car charging points.

Plot 3, Prospect Business Park, Victoria Avenue, Swanage.

OBSERVATION: Application withdrawn.

6/2014/0110 **Ms Shepherd**

Proposed non-material amendment to PP 6/2013/0497 (Replace existing two extensions, erect new verandah, insert new flue from stove & insert new rooflights, windows & doors.) to increase glazing in verandah and insert rooflight in north elevation.

20 Russell Avenue, Swanage.

OBSERVATION: No objection.

6/2014/0120 **Mr & Mrs Bagge**
Erect attached garage on north elevation.
Stonecroft, Sunnydale Road, Swanage.
OBSERVATION: No objection.

Items 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.

6/2014/0119 **Mrs Pollard**
Erect vinyl decking.
Plot 100, Swanage Bay View Holiday Park, Swanage.

6/2014/0101 **Mr M Levy**
Certificate of Lawfulness
Change of use from Use Class A2 office to Use Class A1 Retail.
52-54 Station Road, Swanage.

4. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 28th February 2014 was submitted for information (a copy attached at end of these Minutes).

5. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Bonfield, seconded by Councillor Poultney, and
RESOLVED:-

That the accounts specified in the Orders on Treasurer
Nos. 12 and 12a, amounting to £302,201.65 and
£50,213.54 respectively be paid, and that cheques be
drawn therefor.

6. **SEAFRONT AND DOWNS STABILISATION SCHEMES**

Further to Minute No. 148 of the Council meeting held on 3rd March 2014, and a subsequent site visit by the Seafront Stabilisation Working Party on 14th March 2014, the Clerk updated those present on matters relating to the Seafront and Downs Stabilisation Schemes.

It was reported that on-going difficulties were being experienced regarding stabilisation of the land, as a result of the exceptionally wet weather between December and February and geological anomalies identified during the excavations. In line with the delegated authority granted under minute 138 of the Council Meeting held on 3rd February 2014 it had been agreed by the Mayor, Deputy Mayor and Councillor Bonfield to authorise soil nailing of the Enviroblocks at the northern section of the site, at an estimated cost of £76,000.

Following the site visit, Councillors were now asked to give consideration to re-grading the slope below the War Memorial on the Recreation Ground. Members of the Working Party were broadly supportive of this step being taken to address the risk of future instability of this section of the seafront.

Following discussion, it was proposed by Councillor Bonfield, seconded by Councillor Trite, and **RESOLVED UNANIMOUSLY**:-

That the matter be deferred for consideration at the Extraordinary Meeting of the Council to be held on Wednesday, 19th March 2014 when further information would be available.

7. **USE OF PAVED AREA IN THE VICINITY OF THE QUAY**

A letter dated 9th February 2014 was submitted from Mr. M. Storer seeking the Town Council's support for his application to Dorset County Council for a 'Sitting Out Licence' for the paved area adjacent to Gee Whites for outdoor seating.

Following discussion, it was proposed by Councillor Mrs. Bartlett and seconded by Councillor Poultney:-

That the Town Council supports the application to Dorset County Council for a 'Sitting Out Licence' for the paved area adjacent to Gee Whites.

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

8. **BOURNEMOUTH-SWANAGE MOTOR ROAD AND FERRY COMPANY**

Consideration was given to the proposed increases for the use of the Shell Bay-Sandbanks ferry to be introduced on 1st April 2017.

During the ensuing discussion, Members referred to the number of local residents who commute to work in the neighbouring towns of Bournemouth and Poole via the chain ferry, and expressed concern at the effect that the proposed increase in charges would have on the viability of their employment.

Concern was also expressed at the detrimental effect that the proposed increases may have on tourism and the general economy if tour operators were deterred from visiting the area as a result of the proposed increase.

It was proposed by Councillor Trite and seconded by Councillor Whitwam:-

That the Town Council registers its formal objection to the application submitted to the Secretary of State for Transport by the Bournemouth-Swanage Motor Road and Ferry Company for an Order to revise the charges for the use of the ferry between Sandbanks and South Haven Point.

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

9. **REPAIRS AND MAINTENANCE**

The Town Mayor declared a personal interest in the following item under the Code of Conduct by reason of a family member being the occupant of a private beach hut site. She vacated the Chair and left the meeting during the debate.

Councillor Poultney assumed the Chair.

(a) **Private Beach Hut Sites**

Consideration was given to the replacement of staging for the private beach hut sites, which had been severely damaged in the winter storms.

Following a brief discussion, it was proposed by Councillor Bonfield, seconded by Councillor Wiggins, and **RESOLVED**:-

To authorise expenditure of up to £6,000 for the re-instatement of the staging for the private beach huts.

The Town Mayor re-assumed the Chair.

(b) **Footpath between Gannetts Park and Northbrook Road**

In response to a letter received from a resident in Gannetts Park, consideration was given to the deteriorating condition of the footpath between Gannetts Park and Northbrook Road, and the request that the path be re-surfaced.

Following a brief discussion, it was proposed by the Town Mayor, seconded by Councillor Poultney, and RESOLVED:-

That the matter be deferred, pending receipt of clarification of ownership of the footpath from Dorset County Council.

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

(a) **Items of Information**

- i) **Annual Parish Meeting** – Wednesday, 9th April 2014 at 7.00 p.m. in the Mowlem Community Room.
- ii) **Civil Ceremonies** – Confirmation had been received of the re-registration of the Town Hall for civil ceremonies.
- iii) **Policy & Planning Meeting** – Re-scheduled to be held on Monday, 28th April 2014 at 7.00 p.m.
- iv) **Finance & Performance Management Committee Meeting** – Time changed from 9.30 a.m. to 5.30 p.m. on Monday, 28th April 2014.

(b) **Matters for Forthcoming Agendas**

- i) **Toilets** – Provision of temporary toilet facilities on Shore Road for Easter holiday period.
- ii) Future availability of basement office accommodation for public use.

11. **SEAFRONT KIOSK**

A Briefing Note detailing the VAT implications on the new seafront kiosk and the Council's 'Option to Tax' was submitted for information.

Following discussion, it was proposed by the Town Mayor and seconded by Councillor Poultney:-

That the Town Council submits a notification of an option to tax form to HMRC for the seafront kiosk site on Shore Road.

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

EXCLUSION OF PRESS AND PUBLIC

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

12. **SEAFRONT AND DOWNS STABILISATION SCHEMES**

There were no additional contractual matters arising from Agenda Item/Minute No. 6.

13. **INSURANCE COVER**

The Clerk reported that quotations had been invited from three companies for the provision of the Council's insurance cover for 2014/15, and subsequent years.

Two quotations had been received and, following discussion, it was proposed by the Town Mayor, seconded by Councillor Bonfield, and RESOLVED:-

That the quotation submitted from Zurich for a three year period be accepted.

14. **BAD DEBTS – 2013/14**

A schedule of outstanding accounts, together with information regarding action taken for recovery of the debts, was submitted for consideration.

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

That the debts in respect of the following invoices, totalling £1,244.95, be written off:-

Invoice No. 39397	£136.96
No. 40457	£160.00
No. 33794	£947.99

15. **LEGAL ISSUES**

Before consideration of the following item, Councillors Trite and Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a member and director of the Swanage Railway Company. They remained in the meeting during the debate, but did not vote on the matter.

(a) **Lease – Swanage Railway**

Further to Minute No. 154 (b) of the Council meeting held on 3rd March, the Clerk was pleased to report that outstanding issues relating to the Swanage Railway lease had now been resolved, and it was proposed by Councillor Bonfield, seconded by Councillor Mrs. Marsh, and RESOLVED UNANIMOUSLY:-

That the Town Mayor and Councillor Poultney be authorised to sign the lease on behalf of the Town Council.

(b) **Rent Review – Wilts and Dorset Bus Station**

The Clerk updated Members on negotiations undertaken by the Council's valuer in respect of the rent review of the Wilts & Dorset bus station.

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

To agree a rent of £38,500 per annum for a five year period commencing 30th December 2012.

(c) **Swanage Bay View Holiday Park – Business Sale Agreement**

There were no additional matters to report on issues relating to the business sale agreement of the Holiday Park at the present time.

(d) **Swanage Sea Rowing Club**

An e-mail dated 21st February 2014 was submitted from the Swanage Sea Rowing Club notifying the Council of a change in its charitable status from

unincorporated to incorporated, and requesting that the boathouse lease now be assigned from the current three individuals named in the lease to Swanage Sea Rowing Club.

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

That the lease of the boathouse be assigned to Swanage
Sea Rowing Club, subject to any reasonable legal expenses
being met by the SSRC.

The meeting concluded at 8.15 p.m.
