

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 SEPTEMBER 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 Miss C. Harris

Councillor Mrs. G.A. Marsh

Councillor Mrs. A. Patrick

Councillor S. Poultney

Councillor M. Pratt

Councillor M. Whitwam

Councillor A. Wiggins

(until 8.40 p.m.)

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

Public Participation Time

MR. R. DAVIS, a resident in Church Hill, expressed his concern regarding a metal telegraph pole that had recently been erected in Church Hill by a contractor working for British Telecom. No notice of the planning application had been displayed, and he felt that the structure was inappropriate and out of keeping in a conservation area.

The Council Meeting commenced at 7.10 p.m.

1. **APOLOGIES**

There were no apologies to report for inability to attend the Meeting.

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 Mrs. Patrick declared a pecuniary interest under the Code of Conduct in Planning Application No. 6/2012/0524 by reason of a business association with the applicant.

3. **PLANS**

Under the Code of Conduct, Members declared a formal interest in the capacity of Corporate Trustee of the De Moulham Estate in an application 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
Application**

- 6/2012/0507 **Mr & Mrs I Lever & Mr & Mrs D Widdowson**
Demolish existing dwelling and erect three new dwellings with associated parking.
9 Ballard Lee, Swanage.
OBSERVATION: Recommend refusal. Consider to be overdevelopment and out of keeping with the low level buildings in the surrounding area. Concerns were also raised regarding the potential overlooking of nearby properties.

**Delegated
Applications**

- 6/2012/0504 **Mr M Skinner**
Raise height of dry stone boundary wall to 1.75 metres.
The Spinney, 24 Bon Accord Road, Swanage.
OBSERVATION: Recommend refusal. Consider to be too large and obtrusive, and out of keeping with boundary walls of neighbouring properties.
- 6/2012/0523 **Magna Housing Association Ltd**
Replace wooden windows with uPVC windows in the Bedsit and Flats 1 and 2.
The Bedsit and Flats 1 & 2, Kings Road East, Swanage.
OBSERVATION: Recommend refusal. Concerns were expressed at the installation of uPVC windows in a conservation area.

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

- 6/2012/0524 **Mr C Schnaar**
Proposed non-material amendment to PP 6/2012/0102 (Erect single storey side extension with balcony at first floor level) to replace window with French doors.
25 Durlston Road, Swanage.
OBSERVATION: No objection.
- 6/2012/0525 **Magna Housing Association Ltd.**
Replace wooden windows with uPVC to communal staircase windows and Flat 1.
Flat 1, 50 High Street, Swanage.
OBSERVATION: Recommend refusal. Concerns were expressed at the installation of uPVC windows in a conservation area.
- 6/2012/0526 **Mrs M Edwards**
Erect a terrace of four houses with associated parking.
21 Osborne Road, Swanage.
OBSERVATION: No objection.
- 6/2012/0531 **Carillion Telent JV**
Erect new BT telegraph pole (Retrospective).
Church Hill, Swanage.

OBSERVATION: Strongly recommend refusal. It was considered that the metal structure was inappropriate and out of keeping with the street furniture in the conservation area.

Item for Information Only

6/2012/0515 **Mr & Mrs J Sanders**

Sever land and erect bungalow and garage.
10 Anglebury Avenue, Swanage.

OBSERVATION: No comment, pending possible future discussions by the Town Council as the corporate trustee of the De Moulham Estate Trust.

The following application was not discussed by the Town Council as it was considered that a conflict of interest existed, given that a parcel of the land was in the ownership of the Town Council.

6/2012/0506 **Synergy Housing**

Non material amendment to PP 6/2011/0450 (Demolish existing garages and erect 5 two bedroom affordable homes with associated access and parking) to allow the removal of a kitchen window to the south elevation of the house on Plot 1.
Land at Quarry Close, Swanage.

4. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 31st August 2012 was submitted for information (a copy attached at end of these Minutes).

5. **PAYMENT OF ACCOUNTS**

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

That the accounts specified in the Orders on Treasurer Nos. 6 and 6a, amounting to £1,092,425.30 and £48,237.62 respectively be paid, and that cheques be drawn therefor.

6. **TREASURY MANAGEMENT REPORT**

The 1st Quarter Treasury Management Report 2012/13, detailing the Council's treasury activity to 30th June 2012, was submitted for information.

During the ensuing discussion, Members acknowledged that a prudent approach continued to be taken in relation to investment activity with priority being given to security and liquidity over yield, and considered that a satisfactory performance had been achieved in the difficult financial climate.

The Treasury Management Report was noted.

7. **SWANAGE LOCAL PLAN**

The Swanage Local Plan draft governance structure was submitted for information.

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

To agree to continue with the Swanage Local Plan, and to approve the Swanage Local Plan draft governance structure in principle.

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

That a Steering Group, including Councillors Brown, Miss Harris and Mrs. Patrick, be set up to progress the matter.

8. **PUBLIC CONSULTATION**

(a) **Bournemouth, Dorset & Poole Minerals Core Strategy**

Further to Minute No. 11 (a) of the Policy and Planning meeting held on 15th August 2011, consideration was given to the Bournemouth, Dorset and Poole Revised Draft Minerals Core Strategy.

During the ensuing discussion, Members expressed their full support of the local stone industry, and whilst they did not feel qualified to comment on the proposals, they agreed to re-iterate the views of the local quarry operators.

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

To re-submit the Council's comments made in 2011.

(b) **Community Infrastructure Levy Charging Schedule**

Consideration was given to the preliminary draft Community Infrastructure Levy Charging Schedule (a tariff on new development that will be used to fund infrastructure improvements up to 2027).

During the ensuing discussion, Members felt that the differences in residential land values across the District had not been accurately assessed, and expressed concern at the large variance in the proposed CIL for development type 'Residential Swanage & the Coast' and 'Residential Purbeck Central and Upton' (Para.8.1). It was felt that, if adopted, the proposed CIL may be a deterrent to residential development by local builders in the Swanage area.

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

That the Town Council's concerns regarding the assessment of residential land values and the potential impact of the proposed CIL on the viability of future residential development in 'Residential Swanage and the Coast' be forwarded to Purbeck District Council.

It was FURTHER AGREED:-

That representations be made to Purbeck District Council requesting that additional allotments should be added to the Infrastructure Delivery Plan Schedule.

(c) **Joint Health and Wellbeing Strategy for Dorset**

The Town Council's comments were invited on the draft Joint Health and Wellbeing Strategy for Dorset.

Members noted the period of consultation, but did not wish to comment on the proposals contained in the draft Strategy at the present time.

(d) **Localism Act – Tenancy Strategy Consultation**

A letter dated 24th August 2012 was submitted from Purbeck District Council inviting the Town Council's comments for inclusion in a tenancy strategy outlining what is expected from registered providers of social housing.

Members noted the period of consultation, but did not wish to comment on the Tenancy Strategy at the present time.

9. **PART NIGHT STREET LIGHTING**

A letter dated 24th August 2012 was submitted from Dorset County Council outlining proposals for the introduction of part night street lighting in the town. A plan showing the designated traffic routes and town centre areas that would remain lit all night was submitted for information, with the remaining unmarked roads and footpaths being turned off at midnight until 5.30 a.m.

During the ensuing discussion, Members expressed grave concern regarding the safety of pedestrians, the possible increase in crime rates, and the general night time economy in the town if the proposals are implemented. Other concerns were also highlighted.

It was RESOLVED:-

That a letter be sent to Dorset County Council detailing the Town Council's concerns, and suggesting that consideration be given to retaining 1 in 3 street lights throughout the night and/or amending the unlit times from 1 a.m. to 6.30 a.m.

10. **SEAFRONT STABILISATION SCHEME**

Following a recent meeting of the Seafront Stabilisation Working Party with officers from Purbeck District Council's planning department and the Council's appointed structural engineers, Members were updated on matters relating to the seafront stabilisation scheme.

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

- a) That expenditure up to £8,000 be authorised for urgent stabilisation works at the Recreation Ground.
- b) That expenditure up to £1,000 be authorised for the preparation of design plans for a new structure and footpath access as part of the stabilisation scheme.
- c) That expenditure up to £4,000 be authorised for engineer's consultancy fees.
- d) That approval be given to the appointment of architects to provide a design statement and to submit a planning application, when appropriate.

Councillor Wiggins left the Meeting at 8.40 p.m.

11. **BALLARD ESTATE COMPANY LTD**

(a) **Velux Cabrio Balcony Systems**

Concerns had been raised by the Ballard Estate Company regarding Velux Cabrio Balcony Systems (large Velux window-like fittings in lofts which open out to form a balcony). It was considered that by their nature these were obtrusive and were specifically designed to act as a balcony.

During the ensuing discussion, Members were sympathetic to these concerns, and it was AGREED:-

That the matter be raised through the Swanage Local Plan.

(b) **Path – Burlington Road to Ballard Estate**

Members were updated on issues relating to the path between Burlington Road and Ballard Estate, which was extensively used by walkers as the de-facto coastal path. An application for the path to be officially defined as a 'Public Footpath' had been ruled against by DCC Rights of Way Committee, and,

following representations to the Planning Inspectorate, a Public Enquiry was scheduled to be held in February 2013.

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

That the Town Council registers its support for the path to be officially defined as a 'Public Footpath'.

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

Items of Information

- (a) **Superfast Broadband** – There were no additional matters to report at the present time.

13. **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.

14. **LEGAL ISSUES**

(a) **Vodafone Mast – Main Beach Car Park**

Consideration was given to the Heads of Terms for the Vodafone mast in the Main Beach Car Park.

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

That the draft Heads of Terms be agreed, subject to clarification regarding any future re-location of the mast, if deemed necessary.

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

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 AGREED:-

That the matter be deferred for consideration at a meeting of a Working Party consisting of members of the Finance & Performance Management Committee scheduled to be held on 1st October 2012.

(c) **Depot Site**

The Clerk updated Members on matters relating to the depot site in Kings Road, and discussions held with officers of Purbeck District Council.

15. **SCHOOLS REVIEW AND FREE SCHOOL**

Members were updated on matters relating to the schools review, the provision of a Free School and sporting facilities in Swanage.

The meeting concluded at 9.10 p.m.