

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 18th FEBRUARY 2013** at 7.00 p.m.

PRESENT:-

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

Councillor M. Bonfield
Councillor I. Brown
Councillor Miss C. Harris
Councillor Mrs. G.A. Marsh
Councillor S. Poultney
Councillor M. Pratt
Councillor G.M. Suttle
Councillor M. Whitwam

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

Public Participation Time

The following matters were raised during Public Participation Time:-

- Concerns were expressed regarding planning application No. 6/2013/0062 – 1 Newton Rise.

Councillor Mrs. Patrick opened the Council meeting at 7.10 p.m.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from the Town Mayor and Councillors Mrs. Bartlett 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. 9 – Councillor Poultney declared a non-pecuniary interest under the Code of Conduct by reason of a family member having a connection with a similar business enterprise.

Agenda Item No. 13 (a) – Councillor Bonfield declared a non-pecuniary interest under the Model Code of Conduct by reason of a family connection with the Head Teacher of St. Mary's RC School.

Agenda Item No. 13 (b) - Councillor Whitwam declared a non-pecuniary interest under the Model Code of Conduct by reason of being a director of Swanage Railway Company.

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 Applications

- 6/2013/0046 **Devon & Dorset Properties Limited**
O/A – sever land and erect 35 dwellings with associated access and parking.
Land at Prospect Farm, Swanage.
OBSERVATION: No objection.

Delegated Applications

- 6/2013/0050 **Lloyds Banking Group**
LISTED Replacement bank signage to front elevation including illuminated suspended roundel, non-illuminated bank name letters, illuminated projecting sign, illuminated ATM header, three illuminated window light strips and other minor non illuminated signage.
Loyds TSB Bank Plc. 41 High Street, Swanage.
OBSERVATION: No objection.

- 6/2013/0062 **Ms D Sinclair**
Erect detached annexe in rear garden.
1 Newton Rise, Swanage.
OBSERVATION: Recommend refusal. Considered to be gross overdevelopment. Concerns were expressed regarding overlooking of neighbouring properties, the accuracy of plans submitted and possible future use as a separate dwelling.

Items for Information Only

- 6/2013/0066 **SIAM Investments & Consultancy**
Proposed non-material amendment to PP 6/2012/0319 (Erect three flats with associated parking; form new vehicular access) to substitute glass canopy for conventional porch structure and single car garage for 3 storage units.
6A Durlston Road, Swanage.

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

- 6/2013/0044 **Mr M Russell**
Erect extension to existing decking.
Plot 98A, Swanage Bay View Holiday Park, Panorama Road, Swanage.
- 6/2013/0061 **Mr S Brown**
Create vehicular access and form hardstanding for use as an off road parking space.
32a Rabling Road, Swanage.

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

Notifications made under the Permitted Development Order for the installation of openreach broadband cabinets:-

TEL/2012/0073 to 0080 and TEL/2013/0082

Consideration was given to a schedule of sites submitted in respect of telecommunications prior notifications.

4. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 31st January 2013 was submitted for information (a copy attached at end of these Minutes).

5. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Brown, seconded by Councillor Miss Harris, and
RESOLVED:-

That the accounts specified in the Orders on Treasurer Nos. 11 and 11a, amounting to £46,299.98 and £40,535.52 respectively be paid, and that cheques be drawn therefor.

6. **FINANCIAL REPORTS**

(a) **Budget Report**

A Budget Report detailing the Council's income and expenditure for the quarter ending 31st December 2012 was submitted for information. It was noted that the positive variances on net expenditure that had been projected for the year allowed for a further £50k to be transferred to earmarked reserves to fund future capital expenditure. Members noted the overall financial position, with approval.

(b) **Treasury Management**

The 3rd Quarter Treasury Management Report 2012/13, detailing the Council's treasury activity to 31st December 2012, was submitted for information, and the position was noted.

7. **GRANTS AND DONATIONS 2013/14**

Further to Minute No. 8 of the Council Meeting held on 21st January 2013, consideration was given to the following requests received for grants and donations under section 137 of the Local Government Act 1972.

(a) **Dorset County Council – School Crossing Patrol**

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

That the Town Council increases its contribution for the provision of the Mount Scar school crossing patrol in 2013/14 from £2,400 to £3,000 (in accordance with the request received from Dorset County Council).

(b) **Victim Support**

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

That the sum of £300 be donated towards the costs of providing services for the benefit of Swanage residents.

(c) **British Red Cross (Dorset Branch)**

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

That the sum of £300 be donated towards the costs of providing services for the benefit of Swanage residents.

(d) **Dorset Blind Association**

Proposed by Councillor Suttle, seconded by Councillor Whitwam, and
RESOLVED UNANIMOUSLY:-

That the sum of £300 be donated towards the costs of providing services for the benefit of Swanage residents.

(e) **Sisata Open Air Theatre**

Consideration was given to a request received from Sisata Open Air Theatre seeking a contribution towards the costs of staging a production of 'Twelfth Night' on Prince Albert Gardens during 2013.

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

That the sum of £250 be donated towards the costs of staging the production of 'Twelfth Night'.

It was noted that this request would not be eligible for a donation under Section 137 of the Local Government Act 1972, but would be met from the tourism budget.

8. **PROPOSED IMPROVEMENTS TO PRIESTS WAY FOOTPATH**

Further to Minute No. 117 of the Council meeting held on 7th January 2013, a letter dated 6th February 2013 was submitted from Mr. Ian Mackenzie seeking grant support of the application to Paths for Communities (P4C) in respect of improvements to Priests Way footpath.

Following discussion, it was proposed by Councillor Poultney, seconded by Councillor Brown, and RESOLVED:-

That the Town Council adheres to its previous decision to support the plans, based on a grant from the Paths for Communities Fund, to carry out essential repairs and necessary improvements to the Priests Way, whilst at the same time preserving the historic nature of the bridleway, but does not commit to grant funding towards the project.

9. **NEW WEDDING VENUE**

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

Consideration was given to proposals submitted by 'Blue Bay Events' for an outdoor wedding venue on Shore Road.

During the ensuing discussion, Members were supportive of the idea of an outdoor wedding venue in principle, but did not consider Shore Road to be an appropriate location and did not wish to progress the matter at the present time.

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

That permission be not granted for an outdoor wedding venue on Shore Road.

It was FURTHER AGREED:

That the Town Clerk be instructed to explore future options for outdoor wedding venues on Town Council property.

10. **TOILET OPENING HOURS**

In response to questions raised by members of the public, consideration was given to the opening hours of the public toilets in the town.

The matter had previously been discussed by the Public Conveniences Working Party, and, following a brief discussion, it was proposed by Councillor Poultney, seconded by Councillor Bonfield, and RESOLVED UNANIMOUSLY:-

To adhere to the decision of the Public Conveniences Working Party, as detailed below:-

Opening Times

All Toilets are to be open and operational by 8am.

The Heritage Toilets are to be open and operational by 10am and closed at 4pm (Winter Only).

Closure Months/Times

Winter (October to March) 8am to 6pm.

Spring/Autumn (April/May/September) 8am to 6pm.

Summer (June/July/August) 8am to 8pm (until 11pm when required for local events – on approximately 30 days per annum to include the Heritage Toilets)

The following Toilets are to close from October to March and only to be opened as indicated.

Burlington Chine (open for Weekend and School Holidays)

Battlegate

Spa Village

Main Beach (open for Market Days/School Holidays and Weekend football)

The following Toilets remain open yearly.

Heritage

Shore Road

Peveril Point

Mermond Place

Town Hall

Beach Gardens

North Beach (MCA)

In approving the above, it was noted that delegated authority had been given to the Council's Operations Manager to vary the opening times if considered necessary i.e. for special events, adverse weather conditions etc.

11. **HIGHWAY MATTERS**

(a) **Condition of Roads in Swanage**

The Clerk reported on a recent meeting held with the Town Mayor and representatives of Dorset County Council's Highways Department at which the very poor condition of the roads and pavements in Swanage had been highlighted.

As a result of the discussions, a preliminary schedule of the worst affected roads in the town had been compiled, and submitted to DCC for urgent attention.

During the ensuing discussion, Steer Road and Townsend Road were identified as being in need of urgent repair, and it was agreed that these be included on the priority schedule.

Concerns were also expressed at the poor standard of repair work carried out in respect of some potholes.

(b) **Proposed Waiting Restrictions – Locarno Road**

Further to Minute No. 5 (a) of the Transport Committee meeting held on 24th October 2012, and a subsequent letter received from Dorset Highways, consideration was given to the introduction of waiting restrictions in Locarno Road.

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

To endorse the recommendation of Dorset Highways regarding the introduction of waiting restrictions in Locarno Road.

(c) **Review Time Restriction – High Street**

Further to Minute No. 4 (a) of the Transport Committee meeting held on 20th October 2010, and a petition received from local residents, consideration was given to the time restricted parking in the High Street in the vicinity of the Swanage Day Centre.

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

That no changes be introduced to the current time restricted parking in the High Street in the vicinity of the Swanage Day Centre.

(d) **Traffic Flow – Victoria Avenue**

Consideration was given to a request submitted to Dorset County Council for the introduction of parking restrictions along the northern side of Victoria Avenue, between the two Prospect Crescent junctions.

Following discussion, it was proposed by Councillor Poultney and seconded by Councillor Miss Harris:-

To support the introduction of parking restrictions along the northern side of Victoria Avenue, between the two Prospect Crescent junctions.

Upon being put to the Meeting, FOUR Members voted IN FAVOUR of the Proposition, THREE Members voted AGAINST, and there were TWO abstentions, whereupon the Proposition was declared CARRIED.

(e) **Additional Parking – Junction of High Street and Townsend Road**

Consideration was given to a proposal submitted by Dorset County Council to remove double yellow lines in the vicinity of the High Street and Townsend Road.

Proposed by Councillor Suttle, seconded by Councillor Bonfield, and RESOLVED UNANIMOUSLY:-

To support the removal of parking restrictions at the junction of High Street and Townsend Road.

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

Items of Information

- (a) **Memorial Bench** – Letter received regarding siting of bench in memory of Jesse James.
- (b) **DAPTC** - Event at Kingston Maurward House on Friday 1st March – ‘Today’s Youth – Tomorrows Leaders’.
- (c) **North Beach Landslip** – Update regarding signage and publicity warning of dangers.
- (d) **Dorset Heathland Joint Development Plan Document** – Consultation.
- (e) **Seagulls** – Nuisance caused to pedestrians.

EXCLUSION OF PRESS AND PUBLIC

Proposed by the Councillor Mrs. Patrick, seconded by Councillor Poultney, 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) **Lower Grammar School Field**

Further to his declaration of interest under Minute No. 2, Councillor Bonfield left the meeting during consideration of the following item.

Further to minute 108(a) of the Monthly Meeting of the Town Council held on 10th December 2012, consideration was given to a letter dated 13th February 2013 from Dorset County Council’s Acting Director for Children’s Services. Having given detailed consideration to the Town Council’s responsibilities under the General Disposal Consent Order (England) 2003 it was proposed by the Chairman, seconded by Councillor Poultney and RESOLVED UNANIMOUSLY:

That the social and economic benefits of the development of The Swanage School, and/or those arising from the expansion and relocation of St Mary’s RC Primary School in the north of the town, be accepted as sufficient grounds for the release for less than best consideration of the land required for the new St Mary’s School.

(b) **Swanage Railway**

Further to his declaration of interest under Minute No. 2, Councillor Whitwam left the meeting during consideration of the following item.

i) **Heads of Terms**

Consideration was given to amendments to draft Heads of Terms in respect of a new 99-year lease for Swanage Station and associated land and buildings that had been requested by Swanage Railway. After lengthy deliberations, during which it was noted that the proposed rental figure represented a significant reduction on market rent, it was proposed by Councillor Suttle, seconded by the Chairman and RESOLVED UNANIMOUSLY:

That the Town Clerk be instructed to write to Swanage Railway stating that the Town Council

would not agree any significant changes to the draft Heads of Terms as negotiated by the Railway Working Party, and giving a six-week deadline to finalise agreement.

ii) **Removal of Trees and relocation of Birds Nest catering coach**

Brief consideration was given to a request for landlord's consent for the removal of a number of saplings to enable construction of a platform opposite the main station buildings to facilitate the relocation of the Birds Nest catering coach. It was AGREED:

That this request be deferred for further consideration following final agreement of Heads of Terms.

The meeting concluded at 9.10 p.m.
