

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 15th JUNE 2015** at 7.00 p.m.

PRESENT:-

Councillor S. Poultney – Chairman

Councillor J.M. Bishop
Councillor M.P. Bonfield
Councillor Mrs. G. Green
Councillor Mrs. A. Harris
Councillor Mrs. A. Lejeune
Councillor Mrs. G.A. Marsh
Councillor T.J. Morris
Councillor W.S. Trite
Councillor M. Whitwam

In addition to Members of the Council and officers, 1 member of the public attended the Meeting.

Public Participation Time

The following matter was raised during Public Participation Time:-

- Parking on Shore Road.

The Mayor opened the Council Meeting at 7.05 p.m.

1. **APOLOGIES**

Although no official notification had been received, an apology for his inability to attend the Meeting was given on behalf of Councillor Suttle.

Although no official notification had been received, an apology for her inability to attend the Meeting was given on behalf of Councillor Mrs. Finch by reason of a long-standing family holiday commitment.

2. **DECLARATIONS OF INTEREST**

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, and requests for Grants of Dispensations in respect of Disclosable Pecuniary Interests.

There were no declarations to record on this occasion.

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 Committee.

Delegated Applications

- 6/2015/0265 **Abora Properties Ltd**
Replacement of existing flat roof to garage with pitched slated roof and conversion to garden room.
31 Church Hill, Swanage.
OBSERVATION: No objection, subject crucially to no future conversion to residential use, no severance to create a separate plot for future habitation and no separate address. This application must not be regarded as setting a precedent for future planning applications for the conversion of garages to living accommodation in the vicinity.
- 6/2015/0266 **Mrs Amanda Lovett**
Removal of condition 4 of planning permission 6/2012/0670 (Erect two-storey side extension to form two units of holiday accommodation. Erect rear extension to existing dwelling.) to permit the use of two holiday units as permanent residential dwellings.
102 Victoria Avenue, Swanage.
OBSERVATION: No objection.
- 6/2015/0286 **Mr N Brady**
Erect two-storey rear extension.
10 Queens Road, Swanage.
OBSERVATION: No objection. The Town Council wished to record their support of the Conservation Officer's comments regarding the sills and lintels, and would support the recommendation to use matching details in the extension.
- 6/2015/0313 **Mr Reddell**
Demolish existing conservatory and erect two-storey side extension.
132 Victoria Avenue, Swanage.
OBSERVATION: No objection.
- 6/2015/0322 **Mr P Henderson**
Conversion of garage to residential accommodation, reduce pitched roof over garage and construct car port with glazed pitched roof.
11 Osmay Road, Swanage.
OBSERVATION: No objection.

Items for information only

- 6/2015/0319 **Mr A P Ould**
Demolish existing garage and erect two-storey extension with replacement owners' accommodation and one self-contained flat.
Caythorpe House, 7 Rempstone Road, Swanage.
OBSERVATION: No comment, pending possible future discussions by the Council as the corporate trustee of the De Moulham Trust.

6/2015/0327

Storer (Coventry) Ltd

Demolition of the building on the north west corner of the development site is a material operation – Certificate of Lawfulness - Proposed.

Pier Head, 1 High Street, Swanage.

6/2015/0333

Derek Warwick Developments

Proposed Non-Material Amendment to Outline Planning Permission

(Demolish existing dwelling and erect 5 detached dwellings with associated parking and garages.) to allow the driveway and garage levels to be lowered.

2 Drummond Road, Swanage.

4. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 31st May 2015 was submitted for information (a copy attached at end of these Minutes).

5. **PAYMENT OF ACCOUNTS**

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

That the accounts specified in the Orders on Treasurer Nos. 3 and 3a, amounting to £29,385.07 and £65,187.95 respectively be paid, and that cheques be drawn therefor.

6. **GRANTS AND DONATIONS**

(a) **Hants & Dorset Rowing Association**

Consideration was given to a request received from the Hants & Dorset Rowing Association for a contribution towards the cost of refurbishment of the Swanage Rowing Regatta trophies.

During the ensuing discussion, the Clerk provided background information relating to the request, and it was acknowledged that the trophies were in a poor condition.

It was proposed by Councillor Trite, seconded by Councillor Mrs. Harris, and
RESOLVED UNANIMOUSLY:-

That, under section 137 of the Local Government Act 1972, the sum of £585 be donated towards the cost of refurbishment of the Hants & Dorset Rowing Association Regatta trophies.

7. **PROPOSED GAS DRILLING AT CALIFORNIA QUARRY**

Further to Minute No. 151 of the Council meeting held on 2nd February 2015, consideration was given to the response received from Dorset County Council regarding the concerns raised by the Town Council on behalf of local residents in respect of the proposed drilling at California Quarry.

During the ensuing discussion, Members were disappointed with the tone of the letter received from the Senior Planning Officer of the Development Management Team, and it was AGREED:-

That County Councillor Trite be authorised to correspond with the Chief Executive of Dorset County Council requesting clarification of the specific issues outlined by the Town Council.

8. **TOWN COUNCIL MEETINGS**

Consideration was given to a proposal for the establishment of a Planning Committee and the adoption of a revised meetings schedule.

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

That the matter be deferred for consideration at the next meeting of the Council to be held on 6th July 2015.

9. **SWANAGE TOWN AND COMMUNITY PARTNERSHIP**

Background information was given on the Swanage Town and Community Partnership and the Swanage Community Strategic Plan before consideration of the proposal for the establishment of a ‘Swanage 2027’ steering committee.

During the ensuing discussion, Members acknowledged the work of the Swanage Town and Community Partnership and the importance of the Town Council’s involvement with the Partnership.

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

That the Town Council supports the establishment of the ‘Swanage 2027’ steering committee, subject to full consultation with the Council on the projects and actions identified in Appendix 3 of the draft ‘Swanage 2027’ governance document.

10. **PUBLIC CONSULTATION**

(a) **Electoral Review of Dorset: Draft Recommendations from the Local Government Boundary Commission**

Consideration was given to the draft recommendations on the new electoral arrangements for Dorset County Council and the effect these would have on the electoral divisions in Swanage.

It was noted that while Swanage had a high electoral variance, it was considered that the proposed boundary reflected the community in the area and provided for effective and convenient local government.

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

That a letter be sent to the Local Government Boundary Commission in support of the draft recommendations and emphasising the importance of retaining the current electoral divisions in Swanage.

11. **REPORTS FROM COUNCIL REPRESENTATIVES ON OUTSIDE ORGANISATIONS**

There were no matters to report from representatives on outside organisations at the present time.

12. **REPORTING OF DELEGATED MATTERS**

There were no delegated matters to report at the present time.

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

There were no additional matters to report at the present time.

EXCLUSION OF PRESS AND PUBLIC

Proposed by the Town Mayor, seconded by Councillor Bonfield, and RESOLVED UNANIMOUSLY:-

That, under Standing Order No. 1) c), by reason of the confidential nature of the business to be transacted, and its relationship to the financial and business affairs of the parties concerned, it is advisable in the public interest that the press and public be excluded from the Meeting during consideration of the following matters.

14. **WAR MEMORIAL**

Further to Minute No. 51 of the Council meeting held on 1st June 2015, and a subsequent meeting held with representatives of the Royal British Legion earlier in the day, the Clerk updated those present on matters relating to options for the construction of a war memorial wall and pathway.

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

To approve the construction of a war memorial wall and pathway, and that the Operations Manager be instructed to obtain a revised specification for these works.

15. **TOWN CENTRE REDEVELOPMENT PROPOSALS**

The Clerk updated Members on continuity discussions in relation to the town centre development proposals set out in the draft Swanage Local Plan, and the position was noted.

16. **TOURIST INFORMATION CENTRE**

Further to Minute No. 12 of the Council meeting held on 19th January 2015, the Clerk updated those present on the structural condition of the Tourist Information Centre building and the possible future relocation of these facilities.

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

That delegated authority be given to the Public Buildings Working Party to act in the matter should urgent action be deemed necessary.

The meeting concluded at 9.05 p.m.
