

Minutes of the **MONTHLY MEETING** of the Swanage
Town Council held at the Town Hall, Swanage on
MONDAY, 2nd FEBRUARY 2015 at 7.00 p.m.

PRESENT:-

Councillor S. Poultney (Deputy Mayor) – Chairman

Councillor M. Bonfield
Councillor Mrs. G.A. Marsh
Councillor M. Pratt
Councillor M. Whitwam
Councillor A. Wiggins

In addition to Members of the Council and officers, 15 members of the public attended the Meeting.

In the absence of a clergyman, Councillor Mrs. Marsh offered a short prayer before the commencement of the Meeting.

Public Participation Time

The following matters were raised during Public Participation Time:-

- Appreciation expressed regarding the removal of a damaged signpost in the vicinity of Boots the Chemist, Station Road.
- Concerns again expressed regarding proposals for future gas drilling at California Quarry, and an enquiry regarding any ‘emergency strategy’ that may be invoked, if necessary in the future.
- A request that householders’ liability towards the cost of the maintenance of Panorama Road be removed.
- Access road to California Quarry site.
- Partial Review of the Purbeck Local Plan.
- Inspection of Ulwell Road by Dorset County Council following re-surfacing works.
- Lighting in the vicinity of new beach huts.
- Enforcement of regulations – Private beach hut sites.

The Deputy Mayor opened the Council Meeting at 7.15 p.m.

143. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from the Town Mayor and Councillors Mrs. Bartlett, Brown, Miss Harris, Suttle and Trite.

144. **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.

Agenda Item No. 16 (a) – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a director of the Swanage Railway Trust.

145. **MINUTES**

(a) Proposed by Councillor Pratt, seconded by Councillor Bonfield, and
RESOLVED UNANIMOUSLY:-

That the Minutes of the Monthly Meeting of the
Council held on 5th January 2015 be approved
as a correct record and signed.

(b) Proposed by Councillor Pratt, seconded by Councillor Poultney, and
RESOLVED UNANIMOUSLY:-

That the Minutes of the Special Meeting of the
Council held to discuss policy and planning matters
on 19th January 2015 be approved as a correct record
and signed.

146. **TRANSPORT COMMITTEE**

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

That the Minutes of the Meeting of the Transport
Committee held on 21st January 2015 be approved
as a correct record and signed.

There were no recommendations brought forward from the Committee.

147. **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 Committee.

**Delegated
Applications**

6/2015/0016 **Ms Harding**

Erect two storey extension on southern elevation; raise and extend roof
including dormer windows on northern & southern roof slopes &
rooflight on western roof slope.

73 Queens Road, Swanage.

OBSERVATION: No objection, subject to no overlooking of
neighbouring properties.

6/2015/0032 **Mr David Wilby**

Conversion of garage into kitchen and replacement of wooden garage
doors to patio doors.

26A Queens Road, Swanage.

OBSERVATION: No objection.

6/2015/0042 **Mr Philip & Mrs Jennie Walters**

Demolish existing garage and erect single-storey side extension.

5 Ballard Way, Swanage.

OBSERVATION: No objection.

**Non-Delegated
Applications**

6/2014/0711 **Derek Warwick Developments**

Variation of condition 2 of Outline PP 6/2012/0568 (O/A – Demolish existing dwelling and erect 5 detached dwellings with associated parking and garages) to allow revised internal layout and elevational treatment, addition of balconies and revised levels.

2 Drummond Road, Swanage.

OBSERVATION: Recommend refusal. Consider overdevelopment, out of keeping with the street scene and inconsistent with the character of the Swanage lanes area as defined in the Swanage Townscape Character Appraisal. Concerns also expressed regarding overlooking of neighbouring properties.

Item 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 was the owner of the land.

6/2015/0033 **Mr Roger Marsh**

Erect pay kiosk for pleasure boat trips during summer. (Renewal)
The Stone Quay, High Street, Swanage.

148. **NAVITUS BAY WIND FARM**

Further to Minute No. 7 of the Council meeting held on 19th May 2014, consideration was given to the Turbine Area Mitigation Option recently submitted to the Planning Inspectorate by Navitus Bay Development Ltd.

Following discussion, during which it was noted that under the Mitigation Option the windfarm would remain closer to the shore than the recommended 12 nautical miles, it was proposed by Councillor Wiggins, seconded by Councillor Bonfield, and **RESOLVED UNANIMOUSLY:-**

That the Town Council makes representations in line with its previous letters of objection to the development.

149. **CHAIRMAN'S ANNOUNCEMENTS**

In the absence of the Town Mayor, there were no matters to report on events during the past month.

150. **GRANTS AND DONATIONS**

Further to Minute No. 9 of the Special Meeting of the Council held on 19th January 2015, consideration was given to a request received from the Swanage Pier Trust for grant funding of £5,000 towards Round 2 HLF bid preparation work.

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

That under Section 137 of the Local Government Act 1972 the sum of £2,500 be donated in 2014/15 and £2,500 in 2015/16, subject to confirmation that the donation is ring-fenced towards Round 2 HLF bid preparation work.

Before consideration of the next item, the Chairman invoked Standing Order No. 69 so as to allow members of the public to address the Meeting in relation to the business to be transacted under Agenda Items Nos. 9 and 10.

The meeting re-convened at 9.00 p.m.

151. **PROPOSED GAS DRILLING AND SEISMIC SURVEY AT CALIFORNIA QUARRY**

It was noted that a request had been received for permission to carry out a seismic survey on land in the Town Council's ownership adjoining the proposed exploratory well at California Quarry. The Town Clerk reported that the request had been referred to the Council's professional advisors, and that the matter would be placed on a forthcoming agenda.

Following the raising of significant concerns regarding the proposed drilling at California Quarry by members of the audience over recent months, consideration was given as to whether the Council could help to ensure that their views were not lost sight of. This was felt to be particularly important given that some issues had only been raised since the granting of planning permission in 2013. It was proposed by Councillor Poultney, seconded by Councillor Bonfield and RESOLVED:-

That the Town Council compile a log of concerns highlighted by local residents in respect of the proposed drilling at California Quarry and forward this to Dorset County Council, in order to ensure that the minerals planning authority are aware of the range of matters being raised.

152. **PANORAMA ROAD RISK ASSESSMENT**

Further to Minute No. 11 of the Special Meeting of the Council held on 15th September 2014, and the subsequent receipt of the risk assessment of Panorama Road, consideration was given to the next steps to be taken.

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

That a Working Party be formed, consisting of members of the Transport Committee (Councillors Whitwam, Poultney and Bonfield) to progress the matter.

153. **PUBLIC CONSULTATION**

(a) **Dorset Heathland Planning Framework 2015-2020**

A letter dated 5th January 2015 was submitted from Purbeck District Council seeking the Town Council's comments on the Dorset Heathland Planning Framework which identified how the impact of development in south east Dorset on protected heathland sites would be mitigated.

It was AGREED:-

That the matter be deferred for discussion at a future meeting of the Council.

154. **COUNCIL REPRESENTATIVES ON OUTSIDE ORGANISATIONS**

(a) Councillor Whitwam reported that he had attended a meeting of 'Pub Watch' on 14th January 2015, at which it was reported that Dorset Police had not been required to attend any incidents of anti-social behaviour during the past month in Swanage.

155. **REPORTING OF DELEGATED MATTERS**

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

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

(a) **Items of Information**

i) Demolition of the old lifeboat station had commenced that day.

157. **SEAFRONT STABILISATION SCHEME – BEACH HUTS**

Further to Minute No. 15 (iv) of the Council meeting held on 19th January 2015, it was reported that arrangements were being made for an event to be held on Saturday, 14th March 2015, to officially open the new beach huts.

EXCLUSION OF PRESS AND PUBLIC

Proposed by Councillor Poultney, seconded by Councillor Bonfield, 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.

158. **LEGAL ISSUES**

Further to his declaration of interest under Minute No. 2, Councillor Whitwam remained in the meeting during consideration of the following item, but took no part in the debate.

(a) **Swanage Railway**

Further to Minute No. 17 (b) of the Council meeting held on 19th January 2015, it was reported that some assurance had been received from Swanage Railway in relation to the requirement for planning permission to create foot access to the loco shed area by moving the main foot access from the north side of Northbrook Road bridge to the west end of the loco shed. Concerns had, however, been raised on various issues, including the integrity of the wall on the southern side of the footpath in Northbrook cemetery.

It was AGREED:-

That prior to consent being given, the following information should be sought from the Swanage Railway Trust:

Confirmation of the suitability of the footpath for the proposed use, and that any defects will be addressed by Swanage Railway;

Confirmation from the Purbeck Conservation Officer that he has no objection to the proposed works;

Confirmation that all necessary planning consents have been received;

Provision of a structural engineer's report to provide assurance that the wall will not be undermined by the proposed works.

(b) **Seafront Stabilisation Scheme**

Further to Minute No. 142 (b) of the Council meeting held on 19th January 2015, the Clerk updated those present on contractual matters, and discussions held with the Contract Administrators and the Contractors in respect of completion of the project.

The Council's commitment to due diligence was acknowledged.

The meeting concluded at 9.40 p.m.