

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 AUGUST 2009** at 9.30 a.m.

PRESENT:-

Councillor M. Pratt (Town Mayor) – Chairman

Councillor B.J. Audley

Councillor C.R. Bright

Councillor Mrs. C. Gainsborough

Councillor L. Gloyn-Cox

Councillor S. Poultney (from 10.20 a.m.)

Councillor M. Whitwam

Public Participation Time

There were 22 members of the public present at the Meeting.

MR. M. STORER spoke in favour of applications 6/2009/0444 and 0445 in respect of Gee White's seafood restaurant and café, 1 Old Stone Quay. Particular attention was drawn to the extensive consideration that had been given to the requirement to preserve and enhance the conservation area. **MISS Z. WRIGHT** highlighted the economic importance of the business to the town and stated that many signatures had been gathered for a petition in support of the proposals. A further representation was made in support of the application, questioning the manner in which the conservation had been managed in the past.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Hadley, Mrs. Patrick, Suttle and Trite.

2. **PLANS**

Under the Model 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.

Plan No

Non-Delegated Applications

Councillor Whitwam declared a personal interest in the following application by reason of being Chairman of the Swanage Railway Trust, and as this was a prejudicial interest left the meeting during its consideration.

6/2009/0458

Swanage Railway Trust

Erect shed for storage of railway carriages.

Land adjacent to railway line at Herston.

OBSERVATION: Recommend approval, subject to all finishes and a landscaping scheme being included as conditions within the planning consent.

**Delegated
Applications**

6/2009/0444

Mr M Storer

Demolish existing pagoda and canopies and replace with glass/steel canopies with alterations and additions to all elevations.

1 The Old Stone Quay, High Street, Swanage.

OBSERVATION: No objection to the principle of this development, subject to the approval of all finishes and the design of the planters being stipulated as conditions within the planning consent. Consideration should also be given to the construction of a suitable barrier between the development and the path along the High Street, as the removal of a wall on the site has hindered the safety and convenience of pedestrians.

6/2009/0445

CONSERVATION
AREA

Mr M Storer

Demolish existing pagoda and canopies.

1 The Old Stone Quay, High Street, Swanage.

OBSERVATION: No objection.

The Town Mayor declared a personal interest in the following application under the Model Code of Conduct, be reason of being known personally to the applicant.

6/2009/0138

Mr D V Joseph

Widen existing access and erect timber gates.

Land rear 128/132, High Street, Swanage.

OBSERVATION: Recommend refusal. The proposed alterations to the wall at the rear of 128/132 High Street fail to preserve or enhance the conservation area.

The following application was not discussed by the Town Council, as it is the applicant.

6/2009/0423

Swanage Town Council

Erect timber decking.

Plot 107, Swanage Bay View Holiday Park, Panorama Road, Swanage.

6/2009/0432

Miss M Kaye

Demolish existing lean to workshop, change of use of existing ground floor store to provide living accomodation to create a single dwelling house. Erect rear extension and decking.

181 High Street, Swanage.

OBSERVATION: No objection.

6/2009/0435

Ms J Owens

Remove existing porch and erect a two storey extension.

West End Cottage, Belvedere Road, Swanage.

OBSERVATION: No objection.

The following application was not discussed by the Town Council as it was considered that a conflict of interest existed, given that the Swanage Bay View Holiday Park is in the Council's ownership.

- 6/2009/0439 **Mrs C Cronin**
Erect timber decking.
Plot 245, Swanage Bay View Holiday Park, Panorama Road,
Swanage.
- 6/2009/0446 **Dr B Murray**
Re-tile roof, replace battens, insert two roof lights and re-point
chimney – Certificate of Lawfulness- Proposed.
8 Eldon Terrace, Swanage.
NO OBSERVATION
- 6/2009/0447
LISTED **Dr B Murray**
Re-tile roof, replace battens, insert two roof lights and re-point
chimney.
8 Eldon Terrace, Swanage.
OBSERVATION: No objection.
- 6/2009/0457 **Mr P Hine**
Change of use from office to residential.
Perfick Piece, 3 Springfield Road, Swanage.
OBSERVATION: No objection.

3. **BUDGET MONITORING**

(a) **Statement of Cash Balance**

A Statement of Cash Balance as at 31st July 2009 was submitted for information (a copy attached at end of these Minutes).

4. **PAYMENT OF ACCOUNTS**

Proposed by Councillor Gloyne-Cox, seconded by Councillor Whitwam, and
RESOLVED:-

That the accounts specified in the Orders on Treasurer
Nos. 5, 5a and 5b, amounting to £105,063.89, £76,803.04
and £37,603.57 respectively be paid, and that cheques be
drawn therefor.

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

(a) **Consultation Documents**

Members were informed that copies of the following consultation documents
were available on-line and at the Town Hall:

Strengthening local democracy (Department for Communities and Local
Government)

Proposals for fairer and better environmental enforcement (Department for
Environment, Food and Rural Affairs)

Community Infrastructure Levy (DCLG)

Streamlining information requirements for planning applications (DCLG)

Improving permitted development rights - small scale, non-domestic (DCLG).

(b) **Power of Wellbeing**

It was requested that the Council's policy in respect of exercising the power of wellbeing be placed on a forthcoming agenda.

Councillor Poultney entered the Meeting at 10.20 a.m.

6. **EXCLUSION OF PRESS AND PUBLIC**

Proposed by the Town Mayor, seconded by Councillor Mrs. Gainsborough, and RESOLVED:-

That, under Standing Order 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 legal issues.

7. **LEGAL ISSUES**

(a) **Holiday Park Disposal - Update**

The Clerk updated those present on matters relating to the disposal of the Holiday Park.

Arising from discussions, Members were concerned that there were further delays and agreed that the Council's legal representatives be instructed to put pressure on the prospective buyers to proceed towards exchange of contracts.

Discussion took place regarding the Owners' Association's letter of request for a proposed meeting with the prospective new owners. The position was noted, and the Clerk instructed to seek clarification on the apparent change of name from Bay View Caravan Owners' Association to Bay View Mobile Home Owners' Association.

Prompted by a further letter concerning the policy for receipt of mail, it was AGREED:-

To adhere to the advice of the Council's legal advisors.

The Meeting concluded at 11.10 a.m.
