

Minutes of the Special Meeting of the Swanage Town Council held to discuss **POLICY AND PLANNING** matters at the Town Hall, Swanage on **MONDAY, 20th OCTOBER 2014** at 7.00 p.m.

PRESENT:-

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

Councillor Mrs. C. Bartlett
Councillor M. Bonfield
Councillor I. Brown
Councillor Mrs. G.A. Marsh
Councillor S. Poultney
Councillor M. Pratt
Councillor G.M. Suttle
Councillor W.S. Trite
Councillor M. Whitwam
Councillor A. Wiggins

There were three members of the public in attendance at the Meeting.

Public Participation Time

The following matters were raised during Public Participation Time:-

- Provision of litter bins.
- Parking of motorcycles on current taxi rank in the vicinity of the Stone Quay.

The Council Meeting commenced at 7.05 p.m.

1. **APOLOGIES**

An apology for her inability to attend the Meeting was received from Councillor Miss Harris.

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. There were no declarations to record on this occasion.

3. **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 Board.

**Delegated
Applications**

6/2014/0511 **The Grand Hotel**

Minor material amendment to PP 6/2013/0390 (Erect forty four beach huts on three levels with replacement café & toilet facilities. (Minor material amendment to PP 6/2012/0547 to reduce the size of the beach huts and install lighting and CCTV cameras)) to allow pitched roofs. The Grand Hotel, Burlington Road, Swanage.
OBSERVATION: No objection.

6/2014/0519 **Mr H. Potter**

Insert two dormer windows on front elevation, a dormer window and roof light on rear elevation to facilitate loft conversion and insert high level window in side elevation.

1A Purbeck Terrace Road, Swanage.

OBSERVATION: No objection.

6/2014/0523 **Mr & Mrs C. Weeks**

Change of use from C1 (Guesthouse) to C3 (Private Residential Dwelling).

3 Park Road, Swanage.

OBSERVATION: No objection.

Item for information only

6/2014/0520 **Application for Certificate of Lawfulness (Existing) Other Development
Beachtide Ltd.**

Use of land for the siting of 68 caravans – Certificate of Lawfulness – Existing.

Hoborne Park, Swanage.

4. BUDGET MONITORING

(a) Statement of Cash Balance

A Statement of Cash Balance as at 30th September 2014 was submitted for information (a copy attached at end of these Minutes).

5. PAYMENT OF ACCOUNTS

Proposed by Councillor Trite, seconded by Councillor Pratt, and **RESOLVED:-**

That the accounts specified in the Orders on Treasurer Nos. 7 and 7a, amounting to £1,442,457.39 and £82,289.37 respectively be paid, and that cheques be drawn therefor.

6. PURBECK RAIL PARTNERSHIP

Further to Minute No.81 of the Council meeting held on 1st September 2014, it was reported that the Town Council's interest in pursuing the option for representation on the Purbeck Rail Partnership had been rejected.

Following discussion, it was proposed by Councillor Whitwam, seconded by Councillor Trite, and **RESOLVED UNANIMOUSLY:-**

That a letter be sent to the Purbeck Rail Partnership expressing the Town Council's regret at the Partnership's decision not to include Town Council representation on the Partnership bearing in mind that the Council has a vested interest in the future of the railway by way of being owner of the freehold of Swanage Station and a section of the trackbed.

7. **PUBLIC CONSULTATION**

(a) **Dorset Waste Partnership – Stakeholder Consultation**

Consideration was given to a consultation summary on proposed changes to the street cleaning and litter bin services provided by the Dorset Waste Partnership. In general, Members accepted the proposed changes, but felt strongly that the separate dog waste litter bins should be retained.

(b) **Purbeck District Council – Licensing Policy**

Consideration was given to the Purbeck District Council's Licensing Policy. Following a brief discussion, during which it was noted that there were no material changes to the Policy, it was AGREED:-

That Members submit their individual comments on the Licensing Policy directly to Purbeck District Council.

(c) **Making Purbeck Healthcare Fit for the Future**

It was reported that the consultation on 'Making Purbeck Healthcare Fit for the Future' was now in its final stages, and that the future of Swanage Hospital had been secured.

8. **FORRES FIELD**

The Clerk reported that in August 2013 GA Architects of Sherborne had been instructed to work up stage one of the scheme (design) to provide new changing facilities and public toilets at Forres Field.

Following a revision of the plans, it was now necessary to increase the budget for professional fees in order to progress the matter.

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

To approve stage two of the scheme (planning permission) to provide new changing facilities and public toilets at Forres Field (the revised budget for stages one and two now being £13,879), and to increase the total budget for professional fees to £35,500, stages three (tender) and four (construction) being subject to the scheme gaining planning permission.

9. **SWANAGE LOCAL PLAN**

Further To Minute No. 6 of the Policy and Planning meeting held on 18th August 2014, and subsequent analysis of the responses received to the public consultation on the Local Plan, consideration was given to the potential exploration of Prospect allotments as a site for affordable housing for local people and identification of additional allotment sites.

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

To pursue the exploration of Prospect allotments as a site for affordable housing for local people and identification of additional allotment sites.

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

That, having regard to her experience with Community Land Trusts, advice be sought from the General Manager, Planning and Community Services, Purbeck District Council.

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

- (a) Submission by Dorset AONB regarding the Navitus Bay Wind Farm proposals.
- (b) InfraStrata Drop-in Information Event at the Mowlem Theatre on Monday, 27th October 2014 from 2 pm until 8 pm.

11. **SEAFRONT AND DOWNS STABILISATION SCHEMES**

There were no further matters to report on the Seafront and Downs Stabilisation Schemes at the present time.

EXCLUSION OF PRESS AND PUBLIC

Proposed by Councillor the Town Mayor, 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.

12. **SEAFRONT AND DOWNS STABILISATION SCHEMES – CONTRACTUAL MATTERS**

It was noted that the contractors were unlikely to meet the contract completion date and the potential contractual implications of this were briefly discussed.

It was agreed that the matter would be placed on the agenda for the next full Council meeting.

13. **DESIGNATED BATHING ZONE**

Consideration was given to a proposal submitted by Swanage Sea Fishing Ltd for the installation, maintenance and removal of the Designated Bathing Zone for the 2015, 2016 and 2017 summer seasons.

It was noted that Financial Regulation 11.1 (a) (iv) provided for the Council to be able to extend an existing contract.

It was also noted that, in addition to the annual fee, some equipment would need to be replaced in 2015 at an estimated cost of £1,650.

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

That Swanage Sea Fishing Ltd be contracted to undertake the installation, maintenance and removal of the Designated Bathing Zone in 2015, 2016 and 2017 at an annual fee (including storage) of £2,500.

It was FURTHER RESOLVED:-

That the purchase of replacement equipment at an estimated cost of £1,650 be approved.

14. **LEGAL ISSUES**

(a) **Lease – Prospect Nursery**

Draft Heads of Terms, subject to contract, were submitted in respect of the lease of Prospect Nursery between Swanage Town Council and Dorset Wildlife Trust. Some suggested minor amendments to wording were noted.

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

That the Draft Heads of Terms between Swanage Town Council and Dorset Wildlife Trust for the lease of Prospect Nursery be accepted.

(b) **RNLI Boathouse Project**

There were no matters to report on the RNLI Boathouse project at the present time.

15. **SWANAGE BAY VIEW HOLIDAY PARK**

The Clerk updated Members on matters relating to the Business Sale Agreement of the Swanage Bay View Holiday Park and a letter dated 9th October 2014 received from solicitors acting on behalf of Darwin Ltd.

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

That a Working Party, consisting of the Town Mayor, Deputy Mayor, and Councillors Suttle and Trite be appointed to meet with the Council's legal advisers.

The meeting concluded at 8.00 p.m.
