

Minutes of the **MONTHLY MEETING** of the Swanage
Town Council held at the Town Hall, Swanage on
MONDAY, 5th JANUARY 2015 at 7.00 p.m.

PRESENT:-

Councillor S. Poultney (Deputy Mayor) – Chairman

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

In addition to Members of the Council and officers, 13 members of the public attended the Meeting.

The Deputy Mayor welcomed Revd. Mark Hatto, from the Emmanuel Baptist Church, who offered a short prayer before the commencement of the Meeting.

Public Participation Time

The following matters were raised during Public Participation Time:-

- 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.
- Request for ‘Proposed Gas Drilling at California Quarry’ to be re-instated as a standard item on future agendas.
- A request that householders’ liability towards the cost of the maintenance of Panorama Road be removed.
- Risk assessment of Panorama Road.
- Concerns expressed regarding overgrown condition of verge/embankment of Panorama Road in the vicinity of Hoborne Park, and a request that the area be tidied.
- Dorset Waste Partnership – concerns expressed that savings affecting re-cycling centres may lead to an increase in fly-tipping.

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

133. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from the Town Mayor and the Town Clerk.

134. **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. 10 (a) – Councillor Trite declared a non-pecuniary interest under the Code of Conduct by reason of being a director of the Swanage Railway Trust.

Agenda Item No. 10 (a) – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a director of the Swanage Railway Trust.

Agenda Item No. 10 (b) – Councillor Brown declared a non-pecuniary interest under the Code of Conduct by reason of being an acquaintance of the Contract Administrator.

Agenda Item No. 10 (c) – Councillor Bonfield declared a non-pecuniary interest under the Code of Conduct by reason of being a member of the Swanage & District Angling Club.

135. **MINUTES**

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

That the Minutes of the Monthly Meeting of the
Council held on 15th December 2014 be approved
as a correct record and signed.

Arising from Minute No. 125, Councillor Trite wished to record his appreciation of the action taken by County Councillor Peter Finney in progressing arrangements for the closure of the Lower High Street on New Years Eve 2014.

136. **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**

6/2014/0646 **Mr Michael Hobson**
Demolish existing integral garage and erect two-storey side extension and rear conservatory.
32 Queens Road, Swanage.
OBSERVATION: Recommend refusal. Consider to be overdevelopment and too close to boundary of neighbouring property.

6/2014/0652 **Mr A Walker**
LISTED Application for Listed Building Consent – Other development
Replace existing roof covering and install conservation style roof light to rear elevation. (Retrospective).
207 High Street, Swanage.
OBSERVATION: No objection.

6/2014/0669 **Mr & Mrs J Morgan**
First floor extension to existing garage.
64 Victoria Avenue, Swanage.
OBSERVATION: No objection.

6/2014/0681 **Shorefields Holidays**
Demolish existing toilet/shower block and erect replacement.

Priestway Holiday Park, Priests Way, Swanage.

OBSERVATION: No objection.

6/2014/0688 **Mr L Ali**

LISTED

Application for Listed Building Consent – Other development
Remove roof tiles, repair existing roof timbers as necessary, fit membrane and re-roof using existing tiles and replacement tiles as necessary.

Golden Bengal, 343-345 High Street, Swanage.

OBSERVATION: No objection.

6/2014/0690 **Mr & Mrs G Elsom**

Sub-divide existing dwelling to form two flats and erect first floor extension to form third flat, create new access and parking and landscaping.

Sea Bank Lodge, 4 Ulwell Road, Swanage.

OBSERVATION: No objection.

Before consideration of the following item, Councillor Suttle declared a pecuniary interest under the Code of Conduct by reason of a business association with the applicant, and left the Meeting during the debate.

Councillor Mrs. Bartlett declared a personal interest under the Code of Conduct and left the Meeting during the debate.

**Non-Delegated
Applications**

6/2014/0685 **Mr Levy**

Demolish existing shop units and garage/storage units. Erect classic car showroom, two shop units and seven flats.

46-48 High Street, Swanage.

OBSERVATION: Defer for consideration at the next Council meeting to be held on 19th January 2015.

Items for Information Only

6/2014/0684 **Mr Ashley Nicholson**

Certificate of Lawfulness (Existing) - Other development

Use of property for Class A1 (shops) and A3 (food & drink) – Lawful Development Certificate for an existing use.

The Old Stable, 37 Commercial Road, Swanage.

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

6/2014/0664 **Mr C Disney**

Erect decking.

Plot 17, Swanage Bay View Holiday Park, Swanage.

The following application was not discussed by the Town Council as it was considered that a conflict of interest existed given that the Town Council was the owner of the land.

6/2014/0691 **Swanage Town Council**

Demolish and replace damaged stone reveals and replace existing metal windows with metal double-glazed units.

Station House, Railway Station Approach, Swanage, BH19 1LH.

137. **CHAIRMAN'S ANNOUNCEMENTS**

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

138. **VOLUNTEER OF THE YEAR 2015**

Further to Minute No. 126 of the Council meeting held on 15th December 2014, consideration was given to nominations put forward for Volunteer of the Year Award 2015.

Following a brief discussion, it was proposed by Councillor Bonfield, seconded by Councillor Mrs. Marsh, and **RESOLVED UNANIMOUSLY:-**

That Mrs. Vicky Fooks and Mrs. Gill Norman be jointly nominated for 'Volunteer of the Year Award' 2015 in recognition of their sterling work over the past 25 years for Cancare (a local charitable organisation set up to help cancer patients and their families).

139. **COUNCIL REPRESENTATIVES ON OUTSIDE ORGANISATIONS**

(a) Councillor Whitwam reported that he had attended a meeting of 'Pub Watch' on 17th December 2014, 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. Discussions during the meeting had mainly centred around arrangements for New Years Eve celebrations in the town.

(b) Councillor Mrs. Marsh reported that she had attended a meeting of the Swanage Pier Trust on 17th December 2014, at which, in addition to the re-appointment of Trustees, Princecroft Willis had been appointed as auditor to the Trust.

140. **REPORTING OF DELEGATED MATTERS**

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

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

(a) **Items of Information**

- i) Favourable comments had been received regarding the Downs stabilisation scheme and the associated landscaping of the area.
- ii) Mr. Phil McStraw, Central Services General Manager at Purbeck District Council, would shortly be convening a meeting to consider future arrangements for New Years Eve, to which all interested parties would be invited.

(b) **Matters for Forthcoming Agendas**

- i) Further to Minute No. 107 of the Council meeting held on 3rd November 2014, it was proposed by Councillor Wiggins, seconded by Councillor Bartlett, and **RESOLVED UNANIMOUSLY:-**
That in light of concerns raised regarding any future 'emergency strategy', 'Proposed gas

drilling at California Quarry' be re-instated as a standard item on future agendas.

142. **LEGAL ISSUES**

Further to their declaration of interest under Minute No. 2, Councillors Trite and Whitwam left the meeting during consideration of the following item.

(a) **Swanage Railway**

Further to Minute No. 132 (a), it was reported that no further information had yet been received from Swanage Railway Trust in relation to the request for 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.

It was AGREED:-

That the matter be deferred pending receipt of the additional information requested from the Swanage Railway Trust.

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.

LEGAL ISSUES

(b) **Seafront Stabilisation Scheme**

Consideration was given to contractual matters that had been detailed in a Briefing Note submitted by the Town Clerk.

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

That, in light of the information currently available, the Town Council does not actively pursue a potential claim for liquidated damages in respect of completion of the project.

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

Consideration was then given to an invoice raised by the Contract Administrators, together with a substantiating report.

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

That an invoice raised by Morgan Carey Architects in the sum of £27,123.56 be approved for payment.

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

(c) **Swanage & District Angling Club**

Further to Minute No. 17 of the Policy and Planning meeting held on 15th September 2014, consideration was given to the Heads of Terms for the lease of

the new clubhouse to be provided for the Swanage & District Angling Club by the RNLI.

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

That the Heads of Terms for the lease of the new clubhouse to be provided for the Swanage & District Angling Club be agreed in principle.

The meeting concluded at 8.10 p.m.
