

Minutes of the Meeting of the Swanage Town Council
held at the Methodist Church, High Street, Swanage on
MONDAY, 25th MARCH 2024 at 7.00 p.m.

PRESENT:-

Councillor T. Foster – Chairman

Councillor J. Bishop
Councillor M. Bonfield
Councillor A. Harris
Councillor D. Monkhouse
Councillor G. Suttle
Councillor C. Tomes
Councillor W. Trite
Councillor M. Whitwam

In addition to Members of the Council and officers, nine members of the public and one Member of the local press attended the Meeting.

Public Participation Time

The following matters were raised during Public Participation Time:-

- Further to recent discussions at the Community Services Committee meeting, an update was provided by a representative from the Swanage Skatepark Community Group. It was reported that a recent survey, which had attracted 170 responses, highlighted a desire for smaller ramps, creating an accessible skatepark for all abilities. The Skatepark Group anticipated raising £100,000 by the end of 2024 and that Sport England would fund £10,000 when the group had raised £20,000. A fundraising event, financed by #Willdoes, would be held on Saturday 1st June 2024 and would include workshops, lessons for skateboarders and exhibitions from professional BMX riders and skaters.
- In regard to agenda item 21 (b) a representative of Swanage Railway explained the proposed redesign of the Swanage Railway building, which would provide better accessible facilities for disabled visitors. It was noted that there was a vision for the future layout of the station and discussions were underway with the bus company to achieve a cohesive area for the railway and better layout for all users of the facilities.

Reverend Karen James, Minister at the Methodist Church, offered a short prayer before the commencement of the Meeting.

The Chairman opened the Council Meeting at 7.15 p.m.

190. **Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Finch and Moreton. Councillor Rogers attended the meeting remotely.

191. **Declarations of Interest**

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with Section 9 and Appendix B of the Council's Code of Conduct.

Agenda Item No. 15 – Councillor Suttle declared a disclosable pecuniary interest under the Code of Conduct by reason of a business connection.

Agenda Item No. 21 – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a trustee of Swanage Railway.

192. **Minutes**

(a) Proposed by Councillor Tomes, seconded by Councillor Bishop, and
RESOLVED UNANIMOUSLY:-

That the Minutes of the Council Meeting held on
29th January 2024 be approved as a correct record
and signed.

(b) Proposed by Councillor Trite, seconded by Councillor Bonfield, and
RESOLVED UNANIMOUSLY:-

That the Minutes of the Extraordinary Council
Meeting held on 26th February 2024 be approved as
a correct record and signed.

193. **Planning and Consultation Committee**

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

That the Minutes of the Planning and Consultation
Committee Meeting held on 5th February 2024 be
approved as a correct record and signed.

Consideration was given to the following recommendation contained in
the Minutes:-

7) **Date of next meeting**

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

That the date of the Planning and Consultation
Committee meeting scheduled for 8th May be
rescheduled to Monday 29th April 2024 (prior to the
Annual Council Meeting on 13th May 2024 when
the new members of the Committee would be
appointed for 2024/25 and following the local
elections on 2nd May 2024).

194. **Finance and Governance Committee**

(a) Proposed by the Town Mayor, seconded by Councillor Tomes and
RESOLVED UNANIMOUSLY:-

That the Minutes of the Finance and Governance
Committee Meeting held on 21st February 2024 be
approved as a correct record and signed.

Consideration was given to the following recommendation contained in
the Minutes:-

5) **Treasury Management and Investment Strategy Statement
(TMISS) 2024/25**

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

That the Treasury Management and Investment
Strategy Statement 2024/25 be adopted.

195. **Environment and Green Spaces Committee**
(a) Proposed by the Town Mayor, seconded by Councillor Monkhouse and
RESOLVED UNANIMOUSLY:-
That the Minutes of the Environment and Green
Spaces Committee Meeting held on 28th February
2024 be approved as a correct record and signed.

196. **Planning and Consultation Committee**
(a) Proposed by Councillor Harris, seconded by Councillor Bonfield and
RESOLVED UNANIMOUSLY:-
That the Minutes of the Planning and Consultation
Committee Meeting held on 4th March 2024 be
approved as a correct record and signed.

197. **Community Services Committee**
(a) Proposed by Councillor Bonfield, seconded by Councillor Monkhouse and
RESOLVED UNANIMOUSLY:-
That the Minutes of the Community Services
Committee Meeting held on 13th March 2024 be
approved as a correct record and signed.

Consideration was given to the following recommendation contained in
the Minutes:-

- 6) **Shore Road improvements**
Proposed by Councillor Bonfield, seconded by Councillor Whitwam and
RESOLVED UNANIMOUSLY:-
That the Town Council approves a budget allocation
of £5,400 to fund the Shore Road modelling work
and data collection in the summer 2024.

198. **Finance and Governance Committee**
(a) Proposed by the Town Mayor, seconded by Councillor Bishop and
RESOLVED UNANIMOUSLY:-
That the Minutes of the Finance and Governance
Committee Meeting held on 20th March 2024 be
approved as a correct record and signed.

Consideration was given to the following recommendations contained in
the Minutes:-

- 6) **Procurement of Utilities**
Proposed by the Town Mayor, seconded by Councillor Tomes and
RESOLVED UNANIMOUSLY:-
That the Town Council commits to procuring
electricity from September 2024 via the LASER
framework flex green basket.
- 12) **Annual Review of Risk Register**
Proposed by Councillor Bonfield , seconded by Councillor Bishop and
RESOLVED UNANIMOUSLY:-
That the amended Corporate Risk Register for
2024/25 be adopted.

199. **Tourism and Local Economy Committee**
(a) Proposed by Councillor Tomes, seconded by the Town Mayor and RESOLVED UNANIMOUSLY:-
That the Minutes of the Tourism and Local Economy Committee Meeting held on 20th March 2024 be approved as a correct record and signed.
200. **Statement of Cash Balance**
(a) A Statement of Cash Balance as at 31st January 2024 was submitted for information (a copy attached at the end of these Minutes).
(b) A Statement of Cash Balance as at 29th February 2024 was submitted for information (a copy attached at the end of these Minutes).
201. **Payment of Accounts**
In accordance with Regulations 5 and 6 of the Council’s Financial Regulations, the following Payment Schedules were submitted for information:-
 - Payment Schedule 10, amounting to £1,132,880.58.
 - Payment Schedule 11, amounting to £937,037.04.
202. **Chairman’s Announcements**
The Town Mayor took the opportunity to celebrate the successes of the town and thanked those who strive to make the town a wonderful place to live, which included:
 - Beach Buddies – praise was given to the volunteers who clean the beach every week in all weather.
 - Mowlem Theatre – for its contribution to culture and entertainment.
 - Lifeboat Station – for making the sea safer for all users of the bay.
 - Friday Market – praise was given to the management of the market, with stall holders reporting on the friendliness of the staff and customers.
 - Swanage Information Centre – congratulations were offered to the Information Centre staff following their achievement in winning Gold at the Southwest Tourism Excellence Awards.
203. **Commemoration of 50th Anniversary of Swanage Town Council**
It was noted that Swanage Town Council had been established for 50 years, with the first meeting of the newly appointed council having taken place in the spring of 1974. Members noted that a 50th anniversary logo would be used on the Town Council’s website, social media and on staff email footers and that other ways to mark the occasion would be considered throughout the year.
It was AGREED:-
That the Town Council approves the use of a logo to commemorate the 50th Anniversary of Swanage Town Council.
204. **Working Party Updates and Recommendations**
(a) **Environmental Policy and Action Plan, 6th February 2024**
Further to Minute No. 10 of the Environment and Green Spaces Committee meeting held on 28th February 2024, it was noted that the Environmental Community Engagement Plan was approved and adopted at that meeting and that the working party were delegated to oversee the delivery of the plan.
(b) **Day’s Park Development Forum, 28th February 2024**
Further to Minute No. 181 of the Council meeting held on 29th January 2024, it was reported that the Day’s Park Development Forum had subsequently received improved plans for the proposed development. It was anticipated that the newly

elected council would have the opportunity to view the plans and that community engagement would be sought in order to inform residents and progress the project.

(c) **Car Parks, 1st and 15th March 2024**

It was noted that the outcome of the working party's deliberations would be reviewed under Agenda item 13.

(d) **Property Panel, 13th March 2024**

It had been reported under Minute No. 8 of the Tourism and Local Economy Committee, that two concessions were being developed on the hardstanding, now known as 'Shore Place', subject to legal and planning permissions, and an update would be reported to a future meeting.

(e) **Beach Huts, 15th March 2024**

Further to Minute No. 6 of the Tourism and Local Economy Committee meeting held on 20th March 2024, the recommendations regarding the charity beach hut allocation, as set out by the Beach Hut working party, were approved.

(f) **Market, 22nd March 2024**

Consideration was given to a briefing paper prepared by the Visitor Services and Business Development Manager (VSBDM), which outlined the recommendations of the Market working party, which had been informed following feedback received from a visit to the market by the VSBDM and the Town Mayor.

The recommendations were as follows:

- 1) Traders that pay for a whole 12-month season for a pitch of 12 metres or more to be provided with up to 6 parking permits free of charge for North Beach Car Park for one year as a trial, to be reviewed by the Market Working Party.
- 2) Traders that pay for a whole 12-month season for a pitch of 12 metres or more to be permitted to park up to two vehicles within the market at no additional cost. Any further vehicles, located within the market and subject to the permission of the Market Attendant, will be required to purchase an appropriate parking ticket from the machine, or will otherwise be liable for an ECN.
- 3) Where a trader brings along a trailer which is not an inherent part of a stall, this is defined as a separate vehicle and will be liable for an appropriate car parking charge. If parked within the car park area, a permit allowing the parking of a trailer will be supplied by the Town Council.

Further to a brief discussion it was proposed by Councillor Bonfield, seconded by Councillor Bishop and RESOLVED UNANIMOUSLY:-

That the Town Council suspends standing order 9)a) in order to revoke the 'additional market trader vehicle' change agreed at the Estimates meeting held on 15th January 2024.

205. **To adopt the Medium Term Financial Plan 2024/25 – 2026/27**

Further to Minute No. 7 of the Finance and Governance Committee meeting held on 20th March 2024, Members noted the contents of the draft Medium Term Financial Plan and it was proposed by Councillor Tomes, seconded by Councillor Moreton and RESOLVED UNANIMOUSLY:-

That the draft Medium Term Financial Plan 2024/25 – 2026/27 be adopted.

206. **To consider signing the Civility and Respect Pledge and agreeing amendments to the Bullying and Harassment Policy**

Further to Minute No. 8 of the Finance and Governance Committee meeting held on 20th March 2024, Members considered the contents of a briefing paper prepared by the Town Clerk, which outlined the details of the Civility and Respect Pledge and proposed amendments to the Council's Bullying and Harassment Policy.

It was noted that by signing the pledge the Town Council would confirm that it:

- Has put in place a training programme for councillors and staff.
- Has signed up to the Code of Conduct for councillors.
- Has good governance arrangements in place including staff contracts and a dignity at work policy.
- Will seek professional help at the early stages should civility and respect issues arise.
- Will commit to calling out bullying and harassment if and when it happens.
- Will continue to learn from best practices in the sector and aspire to be a role model/champion council through for example the Local Council Award Scheme.
- Supports the continued lobbying for change in legislation to support the Civility and Respect Pledge including sanctions for elected members where appropriate.

Members considered the inclusion of a new 'Complaints against Councillors' section in the Bullying and Harassment Policy, which provided guidance on how any such complaints should be managed. Given the importance of handling any such matter that might arise in future in a lawful manner, consistent with the ruling in the Ledbury case, it was agreed that this section should be incorporated into the existing Bullying and Harassment Policy, which forms part of the Staff Handbook, subject to the wording being amended to read 'If you perceive that you are being bullied or harassed by a councillor'.

Members noted the value in making a clear commitment to the contents of the Civility and Respect Pledge and the importance in the provision of clear guidance in the handling of complaints. It was therefore proposed by Councillor Tomes, seconded by Councillor Bonfield and RESOLVED UNANIMOUSLY:-

That the Town Council signs up to the Civility and Respect Pledge and adopts the revised Bullying and Harassment Policy, which forms part of the Staff Handbook, incorporating a new section regarding 'Complaints about Councillors'.

207. **To adopt the Vexatious Correspondence and Complaints Policy**

Further to Minute No. 9 of the Finance and Governance Committee meeting held on 20th March 2024, Members considered the draft Vexatious Correspondence and Complaints Policy, circulated prior to the meeting. It was noted that the working party had considered similar policies adopted by other Town Councils, and that of Dorset Council, in order to inform the draft Swanage Town Council policy. Members acknowledged the benefits of adopting such a policy, however, it was noted that some minor amendments to the wording may be needed for clarification. It was reiterated that the adoption of the policy would not affect the rights of individuals to request information under the Freedom of Information Act 2000.

Further to discussion it was proposed by Councillor Monkhouse, seconded by Councillor Suttle and RESOLVED UNANIMOUSLY:-

That the Town Council defers the adoption of the draft Vexatious Correspondence and Complaints Policy to the next Council meeting, and that a meeting of the Vexatious Correspondence and Complaints working party be held to discuss

amendments to the wording prior to the Council meeting.

208. **To approve the making of the Swanage Town Council (Off-Street) Parking Places Order 2024**

Further to Minute No. 182 of the Council meeting held on 29th January 2024, consideration was given to a briefing paper, prepared by the Town Clerk which set out the recommendations of the Car Park working party, following the review of the 44 objections and observations received in respect of the draft order. Members considered the minor modifications to the draft Order as recommended by the working party as follows:

- Removal of height restriction in definition of light goods vehicle.
- Removal of s 64(iv) prohibition on teaching people to drive.
- Removal of separate £10 charge for additional market trader vehicles from Schedule 1.8 – Main Beach Car Park.
- Removal of 48-hour maximum waiting time from Schedule 1.11 - Peveril Point Rd.

Further to a brief discussion, it was proposed by Councillor Bonfield, seconded by Councillor Suttle and RESOLVED UNANIMOUSLY:-

That the Town Council confirms the making of the Swanage Town Council (Off-Street) Parking Places Order 2024 and authorises the sealing of the Order and its signature by the Mayor and Deputy Mayor.

Further to the meetings of the Car Parks working party, and in light of representations made on behalf of Accessible Swanage, further recommendations were made as follows:

- That the practicalities of marking out a small number of larger disabled parking bays in all council car parks be investigated. It is proposed that a site visit be undertaken with representatives of Accessible Swanage to review opportunities.
- That consideration be given to the introduction of a Disabled Tax Exempt Vehicle Parking Permit, potentially as part of a review of the operation of the Council's residents parking permit scheme.
- That a review of on-street parking arrangements for disabled vehicles be included on an agenda for a future Accessible Swanage meeting and that Dorset Council be requested to engage in this process.

The Car Parks working party also considered a number of comments received from residents of Peveril Point Road, which mostly related to the details of the Peveril Point Parking Pass scheme, such as the number of passes allocated to each property. Although it was noted that the details of the scheme were outside the scope of the Parking Order itself, the following recommendations were made:

- That the Car Parks working party should carry out a review of the Peveril Point Parking Pass scheme within the next 12 months and make recommendations to a future Council meeting.
- That delegated authority be given to officers to agree the future layout and marking of the Fishers' Car Park, in consultation with the Car Parks working party.

It was proposed by Councillor Monkhouse, seconded Councillor Tomes and RESOLVED UNANIMOUSLY:-

That the Town Council approves the recommendations of the Car Parks working party as set out above.

Thanks were given to Accessible Swanage for their valuable contribution to the draft (Off Street) Parking Places Order consultation process.

209. **Main Beach – To agree to re-siting of RNLI Lifeguard base to location of former northern beach kiosk**

Further to Minute No. 198 of the Extraordinary Council meeting held on 26th February 2024, consideration was given to a briefing paper prepared by the VSBDM which set out the proposed location of the RNLI lifeguard base. Further to the RNLI Lifeguards Annual Review for Swanage 2023, it had been suggested that the site of the northern ice-cream kiosk would be a more effective location being central to the ‘watercraft free bathing zone’ and would provide enhanced sight lines for the lifeguards to cover the beach. It was proposed by Councillor Bonfield, seconded by Councillor Suttle and RESOLVED UNANIMOUSLY:-

That the Town Council grants delegated authority to officers to agree a final location for the lifeguard base, in a location consistent with the photographs included in the briefing paper.

Further to his declaration under Minute No. 191 Councillor Suttle left the room during consideration of the following item.

210. **Siting of larger kiosk in vicinity of Monkey Beach - To provide feedback to business owner**

Members considered a letter from a local boat operator, together with an image showing the design of a proposed extension to the kiosk (situated in the vicinity of Monkey Beach) as supplied by the concessionaire. It was noted that the dimensions of the proposed hut did not differ greatly from the existing kiosk and therefore it was AGREED:-

That the Planning and Consultation Committee review the proposal at a time when comments are sought from Dorset Council’s planning team.

Councillor Suttle re-entered the meeting.

211. **Reports from Dorset Councillors**

The following updates were provided by Councillors Suttle and Trite:

- It was reported that Dorset Council had agreed the legal representation for the objection to the Sandbanks Ferry toll increase.
- It was noted that Dorset Council’s installation of LED lighting would be reviewed.
- Dorset Council’s SEN provision had recently been inspected by Ofsted and was rated ‘Grade 1’, exemplary.
- Dorset Council had been nominated for ‘Council of Year’ award.

212. **Reports from Council Representatives on Outside Organisations**

(a) **Purbeck Community Rail Partnership**

It was noted that a meeting would be held on 17th April 2024 at which the future of the Swanage to Wareham service would be discussed.

(b) **Swanage Carnival**

It was reported that preparations were progressing well and the theme had been announced as ‘Jurassic Rocks’.

(c) **Swanage Community Land Trust**

It was reported that the CLT had agreed a housing allocations policy with Dorset Council, which would benefit local residents.

213. **Reporting of delegated matters**

There were no matters to report on this occasion.

214. **Items of Information and Matters for Forthcoming Agendas**

(a) **To note the Notice of Election – Dorset Council and Town and Parish Councils within the Dorset Council area**

The obligations required during the pre-election period were noted.

(b) **Swanage Green Seafront ground monitoring – update**

Further to Minute No. 180 (a) of the Council meeting held on 29th January 2024, it was reported that further ground movement had been recorded on the seaward side of Walrond Road, and Sandpit Field. Additional landscape barriers and the removal of a bench would be required and a further survey would be undertaken at the beginning of May 2024.

(c) **Sandbanks Ferry – to note content of Town Council’s objection**

Members noted the contents of a letter to the Department of Transport stating the Council’s objection to the proposed increase to toll charges.

(d) **Date of Annual Parish Assembly**

The date of the Annual Parish Assembly had been noted as Thursday 23rd May 2024 at 7 p.m. at The Centre, Chapel Lane, Swanage.

(e) **Potential for Extraordinary Council Meeting during April 2024**

It was noted that an Extraordinary Meeting of the Council may be required prior to the date of the next scheduled meeting on 13th May 2024. The Mayor would call the meeting if deemed necessary and a date would be circulated in due course.

(f) **Swanage Skatepark**

It was noted that a representative of the Swanage Skatepark Group is a member of the Community Services Committee and that a meeting would be arranged with the Sport, Leisure and Wellbeing working party after the election. Updates on the progress of the project would be provided to future Council meetings.

(g) **Parkinson’s UK Charity**

It was noted that World Parkinson’s Day would be held on 11th April 2024 and businesses and organisations were encouraged to light up areas in blue to raise awareness. It was suggested that the beach hut lights along the seafront could be lit up in blue to mark the occasion and the Assets and Compliance Manager would look into the feasibility.

(h) **Letter to SWASFT**

It was confirmed that a letter had been sent to NHS Dorset on behalf of the EHSWP seeking clarification of a number of issues relating to health care provision for local residents.

EXCLUSION OF PRESS AND PUBLIC

Proposed by Councillor Tomes, seconded by Councillor Bishop and AGREED:-

That, under Standing Order No. 1 c), in the public interest, the press and public be excluded from the Meeting in view of the confidential nature of the business to be transacted under agenda items 20 and 21 for reasons of legal and commercial confidentiality.

215. **Procurement**

(a) **Green Seafront Stabilisation Scheme – Early Contractor Involvement via Dorset Council Highways to refine cost estimates of Essential and Enhanced Schemes**

Further to Minute No. 180 (a) of the Council Meeting held on 29th January 2024, consideration was given to a briefing paper which identified the benefits of Early Contractor Involvement (ECI) in developing robust project costings for both the

essential and enhanced options for the Green Seafront Scheme. It was noted that this process was recognised as best practice as it can deliver reduced project costs, tighter timescales and improved risk management.

It was further noted that Dorset Council had appointed Heidelberg Materials Contracting, a subsidiary of Hanson, as their framework contractor for ECI and that Dorset Council had confirmed that it was prepared to engage Heidelberg on the Town Council's behalf to provide ECI for this project. Attention was drawn to the fact that the partnership between Dorset Council and Heidelberg had won an award in 2023.

The briefing note explained that as this was a contract 'for the undertaking of specialist services or works in which the exercise of professional knowledge is of primary importance' then it was exempt from the Council's standard tender procedure in accordance with Financial Regulation 11.1.b. Given the benefits of jointly working with Dorset Council, including being able to access the expertise of officers within the highways team, it was proposed by Councillor Bishop, seconded by Councillor Trite and **RESOLVED UNANIMOUSLY:-**

To issue an order to Dorset Council to commission Heidelberg Materials Contracting to undertake early contractor involvement on both the essential and enhanced options for the Green Seafront Scheme under the Dorset Council Framework contract NEC3 TSC/HMEP in the sum of £19,497.90.

(b) **Boat Park Jetty Repairs**

Further to Minute No. 159 (a) of the Extraordinary Council Meeting held on 18th December 2023 and Minute No. 8 of the Capital Projects Sub-Committee Meeting held on 6th March 2024, the Assets and Compliance Manager provided an update on discussions regarding the repairs required to the boat park jetty extension. It was noted that the RNLI was yet to provide a constructive response regarding a potential contribution to project costs and that work was continuing with Dorset Council's FCERM team to explore any amendments to the specification that may increase cost-effectiveness.

In light of the delay to the original timescale for repairs to be undertaken the Council's risk assessment had been reviewed. It was noted that, as a consequence, the jetty extension would be appropriately signed to advise all users that it was not to be used due to the risk to health and safety. The RNLI had also been informed accordingly. A further report would be brought to a future meeting.

216. **Property-Related Legal Matters**

(a) **Swanage Museum – To consider request for security of tenure to facilitate an application for grant funding from the Arts Council England MEND fund**

Further to Minute No. 7 of the Meeting of the Tourism and Local Economy Committee held on 20th March 2024, consideration was given to a briefing note that provided an update on how the Town Council could provide Swanage Museum with the security of tenure required to meet the criteria for the Arts Council England's Museum Estate and Development (MEND) Fund. Initial legal advice had identified a number of options. Consequently, it was proposed by Councillor Bonfield, seconded by Councillor Whitwam and **RESOLVED UNANIMOUSLY:**

That the Town Council supports the submission of an expression of interest and, if successful, a full application to Round 4 of the Museum Estate and Development Fund and confirms its intention to enter into an appropriate legal agreement with

Swanage Museum to provide it with security of tenure for a period of at least 10 years.

It was FURTHER RESOLVED:

That delegated authority be granted to officers to commission a draft lease, to be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954, and to apply to Dorset Council for consent for such an agreement to be put in place, as required by the terms of the 2019 asset transfer.

Further to his declaration under Minute No. 191 Councillor Whitwam left the meeting.

(b) **Swanage Railway – consideration of landlord’s consent for proposed changes to facilities at Swanage Station, including future of former taxi office and consideration of catering concession.**

Further to consideration of a paper submitted by the Swanage Railway Trust, entitled ‘Swanage Station Facilities: Introduction and Overview’ at the Council Meeting held on 29th January 2024 (Minute No. 189 (a) refers), it was noted that officers, together with the Council’s surveyor, had attended a site visit at the station building on 6th March 2024, alongside representatives of Swanage Railway and Morebus. It was reported that both tenants were keen to explore the benefits of rearranging the existing office accommodation, but that an indication of Council support was required prior to funds being committed to develop these proposals further. It was proposed by Councillor Suttle, seconded by Councillor Tomes and RESOLVED UNANIMOUSLY:-

That agreement in principle be given to the rearrangement of office accommodation within Swanage Station, subject to the submission of detailed plans and consideration of legal and valuation advice.

It was noted that the construction of a new public toilet block would be key to facilitate the project moving forward and it was reported that Swanage Railway understood that they had the permitted development rights to undertake this work, negating any requirement that would otherwise exist for planning permission to be obtained. In light of this, Members requested that evidence of the Railway Trust’s permitted development rights should be submitted to the Council, together with a visualisation of what the new toilet facilities would look like.

Consideration was also given to a request that had been received from the Swanage Railway Company for permission to contract out the existing catering facilities at Swanage station under a concession arrangement. It was noted that the existing lease of the station to the Swanage Railway Trust prevented any sub-letting of the premises and therefore an amendment to the lease may be required. It was proposed by Councillor Bonfield, seconded by Councillor Suttle and RESOLVED UNANIMOUSLY:-

To authorise Swanage Railway to sub-let the catering facilities at Swanage Station, subject to legal advice and any amendment required being made to the station lease, the costs of which must be borne by Swanage Railway.

The Meeting closed at 8.45 p.m.

