

Minutes of the **MONTHLY MEETING** of the Swanage
Town Council held at the Town Hall, Swanage on
MONDAY, 2nd MARCH 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. Suttle
Councillor W.S. Trite
Councillor M. Whitwam
Councillor A. Wiggins

In addition to Members of the Council and officers, 23 members of the public attended the Meeting.

The Deputy Mayor welcomed Revd. Andrew Corke, who offered a short prayer before the commencement of the Meeting.

Public Participation Time

The following matters were raised during Public Participation Time:-

- Concerns expressed regarding retrospective planning application at 4 Hill Road (Planning application no. 6/2015/0109) and the adverse effect such a development would have on neighbouring properties.
- Concerns again expressed regarding proposals for future gas drilling at California Quarry, inappropriate access to the site, and an enquiry regarding any ‘emergency evacuation strategy’ that may be invoked, if necessary in the future.
- Condition of North Beach car park following remedial drainage works.

The Deputy Mayor opened the Council Meeting at 7.20 p.m.

159. **APOLOGIES**

An apology for her inability to attend the Meeting was received from the Town Mayor.

160. **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. 13 (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. 13 (a) – Councillor Whitwam declared a non-pecuniary interest under the Code of Conduct by reason of being a director of the Swanage Railway Trust.

161. **MINUTES**

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

That the Minutes of the Monthly Meeting of the Council held on 2nd February 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 16th February 2015 be approved as a correct record and signed.

162. **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

6/2015/0086 **Ms Anne Campbell**

Modify entrance area to existing basement flat, replace steps and construct retaining wall. Insert patio doors.

Flat 1, Seaways, 13 The Parade, Swanage.

OBSERVATION: No objection.

6/2015/0088 **Mr & Mrs Rerche-Lerchenborg**

Erect single & two storey side & rear extensions, render internal walls and external alterations. Create vehicular access and off-street parking.

6 Moor Road, Swanage.

OBSERVATION: No objection.

6/2014/0646 **Re- validated by Case Officer**

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.

6/2015/0104 **Miss J. Haysom**

Erect side extension and insert window to front gable and rooflight to side and rear elevation to facilitate habitable accommodation in roofspace.

1 West Drive, Swanage.

OBSERVATION: Defer for consideration at the Policy & Planning meeting to be held on 16th March 2015 to enable further information to be obtained.

6/2015/0109 **AJS Developments Ltd**

Change to PP 6/2014/0095 (Variation of condition 2 of PP 6/2011/0029 (demolish existing garage and erect two dwellings) to allow elevational changes, an increase to the footprint and floorspace of both dwellings, and an increase in height of part of dwelling B (to allow 0.45 metre higher finished floor levels for both dwellings and to provide obscure glazing to the rear-most east elevation window of dwelling A and to show the buildings in the correct positions as built). 4 Hill Road, Swanage.

OBSERVATION: Recommend refusal. Members strongly objected to this retrospective application on the grounds of overdevelopment, it being highly intrusive to neighbouring properties and detrimental to the character of the area. It was recommended that enforcement action be taken, and that the matter referred to the Planning Committee for consideration as it was felt that the development was a very serious breach of the planning consent previously granted.

Arising from the above, it was proposed by Councillor Suttle, seconded by Councillor Trite, and RESOLVED:-

That the Head of Planning Services at Purbeck District Council be invited to explain the Council's policy in regards to retrospective planning applications.

Non-Delegated Applications

6/2015/0100 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 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. Concern also expressed regarding overlooking of neighbouring properties.

Item for Information Only

6/2015/0081 Mr Howard

Demolition of existing garage, erect single storey extension and store. 6 Anglebury Avenue, Swanage, BH19 1QP.

OBSERVATION: No comment, pending possible future discussions by the Town Council as the corporate trustee of the De Moulham Trust.

163. 'SITTING OUT' LICENCES

Further to a presentation given by Mr. Steve Mephram, (Dorset CC Highways), consideration was given to a proposal to implement 'Sitting Out' licences in Swanage.

During the ensuing discussion, Members acknowledged the problems experienced by wheelchair users, pushchairs and pedestrians in negotiating A-boards, tables and chairs etc. placed on pavements by local business proprietors, but felt that a personal approach for their removal would be more appropriate than the implementation of a 'Sitting Out' licence at an initial cost of £276.50.

It was proposed by Councillor Suttle and seconded by Councillor Trite:-

That the Town Council does not support the implementation of 'Sitting Out' licences in Swanage at the present time.

Upon being put to the Meeting, EIGHT Members voted IN FAVOUR of the Proposition and there were TWO ABSTENTIONS, whereupon the Proposition was declared CARRIED.

164. **COUNCIL MEETINGS**

Consideration was given to the dates on which to hold Council meetings in April and May 2015, bearing in mind the Easter holiday period, end-of-year timescales and the impending local government elections.

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

That the April Council meeting be held on Monday, 20th April 2015 (re-scheduled from 13th April) and the May Council meeting be held on Monday, 18th May 2015 (re-scheduled from 11th May 2015).

165. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reported on the following matters:-

- On Monday, 9th March 2015 at 1 p.m. the Town Council would be acknowledging Commonwealth Day by raising the Commonwealth Flag at the Town Hall.

The Chairman then reported on the sad death of Mr. Jim Roscoe, who had served as a member of the Town Council from 1991 to 2003, and those present stood in silent tribute to his memory.

It was noted that a memorial service was to be held at St. Mary's Parish Church, Swanage on 27th March 2015 at 3 p.m.

166. **PUBLIC CONSULTATION**

(a) **The Care Act**

An e-mail dated 16th February 2015 was submitted from Dorset County Council introducing 'The Care Act' in Dorset which would come into force on 1st April 2015, and giving notification that the public consultation would run until 16th March 2015.

Members noted the information provided, but did not wish to formally comment on the proposals.

(b) **Partial Review of the Purbeck Local Plan**

A letter dated 29th January 2015 was submitted from the Planning Policy Manager of Purbeck District Council giving notification of the 'Partial Review of the Local Plan - Issues and Options Consultation' that would run from Thursday 29th January 2015 to Friday 13th March 2015.

During the ensuing discussion, Members acknowledged the importance of the Purbeck Local Plan, and made particular reference to the proposed housing numbers.

It was proposed by Councillor Suttle, seconded by Councillor Trite, and RESOLVED UNANIMOUSLY:-

That the Local Plan Steering Group (comprising of Councillors Bonfield, Trite and Whitwam) be given delegated authority to formulate a response on behalf

of the Town Council.

167. **COUNCIL REPRESENTATIVES ON OUTSIDE ORGANISATIONS**

- (a) Councillor Whitwam reported on matters arising at a meeting of the Transport Action Group held on 12th February 2015, and the proposed introduction of new buses on the No. 50 service route.
- (b) Councillor Whitwam reported that he had attended a meeting of 'Pub Watch' on 25th February 2015. In the absence of a representative, a brief report had been given on behalf of Dorset Police.

168. **REPORTING OF DELEGATED MATTERS**

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

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

(a) **Matters for Forthcoming Agendas**

Dog Fouling – Consideration of deterrence and enforcement action, including posters, bins, bags, enforcement action by the dog wardens, awareness raising through local schools, a press campaign and the use of CCTV footage.

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

Further to Minute No. 157 of the Council meeting held on 2nd February 2015, an update was given on arrangements for the official opening of the Seafront Stabilisation Scheme and Beach Huts on Saturday, 14th March 2015.

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.

171. **LEGAL ISSUES**

Further to their declaration of interest under Minute No. 2, Councillors Trite and 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. 158 (a) of the Council meeting held on 2nd February 2015, the Clerk reported that, to date, the information requested relating to the creation of foot access to the loco shed area by moving the main foot access from the north side of Northbrook Road bridge to the west of the loco shed had not yet been provided by Swanage Railway.

(b) **Seafront Stabilisation Scheme**

Further to Minute No. 158 (b) of the Council meeting held on 2nd February 2015, the Clerk updated those present on contractual matters relating to the Seafront Stabilisation Scheme.

Consideration was then given to an Assessment of Main Contractor's Extension of Time Application dated 16th January 2015 provided by the Contract Administrators.

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

That, in accordance with the Report provided by the Contract Administrators, the third extension of time application dated 21st October 2014 be refused.

The meeting concluded at 8.25 p.m.
