

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall,
Swanage on **MONDAY, 1st SEPTEMBER 2025** at 7.00 p.m.

Chairman: -

Councillor T Foster

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor J Lejeune

Swanage Town Council

Councillor C Sutton

Swanage Town Council

Councillor C Tomes

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Councillor P Burridge

Swanage Town Council

Councillor M Coward

Swanage Town Council

Councillor G Suttle

Swanage Town Council

Miss N Clark

Planning and Community Engagement Manager

Mrs E Evans

Democratic Services Officer (until 7.05 p.m.)

There was one member of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

Apologies for her inability to attend the meeting was received from Councillor Dorrington.

2) 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.

There were no declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

P/FUL/2025/04287

The Parade, Swanage, BH19 1DA

Internal alterations to first and second floors. Change of use for first floor to create 1no. 3-bed holiday let. Change of use sought for first floor from fish restaurant (Class E(b)) to dwellinghouse (Class C3). Second floor remains as a dwellinghouse (Class C3), though internal alterations are proposed. Ground floor remains as a fish restaurant (Class E(b)).

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and any recommendations.

P/HOU/2025/04500

Belle Vue Farm House, Benlease Way, Swanage, BH19 2SQ

Replacement of 3no. timber windows with new timber windows of the same design, size, and material, and refurbishment of the remaining existing windows. Reinstatement of door in east elevation.

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and any recommendations.

P/LBC/2025/04501
LISTED

Listed Building Consent

Belle Vue Farm House, Benlease Way, Swanage, BH19 2SQ

Replacement of 3no. timber windows with new timber windows of the same design, size, and material, and refurbishment of the remaining existing windows. Reinstatement of door in east elevation and tile bathroom.

OBSERVATION: No objection subject to adherence to the Design and Conservation Officer's report and any recommendations.

P/HOU/2025/04200

3 Hardy Court, Marshall Row, Swanage, BH19 2AF

Window and door alterations (front and rear), new store formed under existing front porch canopy. Installation of EV charger.

OBSERVATION: No objection subject to adherence to the Design and Conservation Officer's report and any recommendations.

The Committee is pleased to note the installation of an EV charger as part of this proposal.

P/HOU/2025/04545

9 Durlston Road, Swanage, BH19 2DJ

Install dormer to front and rear elevations, and 2no. roof lights to rear elevation.

OBSERVATION: Committee Members had no comment to make regarding this application.

P/LBC/2025/03926
LISTED

Listed Building Consent

37 Jubilee Road, Swanage, BH19 2SE

Retain two window casements at the rear of the property.

OBSERVATION: No objection.

P/LBC/2025/05021
LISTED

Listed Building Consent

92 High Street, Swanage, BH19 2NY

Repair/replace existing windows. Enlarge existing window to form doorway. Alter fireplaces and repair chimney. Alter layout of lower ground floor and first floors. Repair/replace gutters, downpipes, and sanitary plumbing.

OBSERVATION: No objection. The Committee feels that these sympathetic improvements will restore and enhance the property and its setting within the Swanage Conservation Area.

P/VOC/2025/04907

Variation of Condition

158 Kings Road West, Swanage, BH19 1HT

Variation of condition 2 of approved planning application No.

P/HOU/2024/07262 (Erect single storey rear extensions to living room, and to provide garden annexe for ancillary use. Alterations to front boundary wall to create off road parking bay.) for a 1.3M longer and 1.2M wider rear extension.

OBSERVATION: The Committee has no objection to the proposed increase in size of the rear extension (1.3 m longer and 1.2m wider). However, the Council would wish it to be noted that its comments and recommendation submitted on 10th January 2025 relating to approved application P/HOU/2024/07262 remain the same:

The Town Council has no objection to the proposals. However, the Council recommends that it should be stipulated as part of any

approved scheme that the new garden annexe should be used solely for purposes incidental to the residential use of No.158, and that it would object to:

- Severance to create a separate plot for future habitation
- Creation of a separate address

For Information Only

* P/CLP/2025/04778

Certificate of Lawful Use Proposed

Purbeck View School, 23 Northbrook Road, Swanage, BH19 1PR

Application made under Section 192 to confirm as lawful change of use of land and premises from school to non-residential training centre.

P/NMA/2025/04879

Non-material Amendment

Scott's House, 50 Prospect Crescent, Swanage, BH19 1BE

Non-material amendment to approved planning application No. P/FUL/2022/05040 (Sever plot, erect four apartments and parking. Form access.) to change block paviour to permeable Tarmac, update on parking spaces, removal of planting, fences erected, bin store location, update of garden layout.

Please note:

* The Town Council is Corporate Trustee of the De Moulham Trust, which holds the benefit of covenants in the properties that are the subject of applications marked *.

The Town Council is the owner of land included within, or directly affected by, applications marked #.

4) Applications for tree works - opportunity to raise any matters of concern

Consideration was given to the following proposed tree works:-

P/TRC/2025/04702

Herston Conservation Area

214 High Street, Swanage, BH19 2PQ

T3 Palm Tree (front garden): Fell.

OBSERVATION: No objection.

P/TRT/2025/04533

Tree Preservation Order

Woodlands, Sunnysdale Road, Swanage, BH19 2JA

T1 Leyland cypress (Leylandii) (located in Woodlands): Prune back to the boundary line between Woodlands and Woody Hollow.

T2 Leyland cypress (Leylandii) (located in Woodlands): Prune back to the boundary line between Woodlands and Woody Hollow.

OBSERVATION: No objection.

P/TRT/2025/04941

Swanage Conservation Area & Tree Preservation Order

Peveril House, Peveril Road, Swanage, BH19 2DQ

T1 Holm Oak: Crown lift to 3m.

Line of Beech: Reduce to 4m to form a hedge.

OBSERVATION: No objection.

Consultation

5) To note receipt of the following consultation document, and to determine the Council's preferred method of response, if any:

a) Dorset Council

i) Draft Dorset National Landscape Management Plan 2026 to 2031

It was proposed by Councillor Vile, seconded by Councillor Bonfield and RESOLVED UNANIMOUSLY:-

That delegated authority be given to the Chairman and the Planning and Community Engagement Manager to complete the survey.

It was noted that Members should email any comments to the Planning and Consultation Manager for inclusion. Following the completion of the survey, all Members would be circulated with a copy of the submitted comments.

ii) Draft Local Transport Plan Public Consultation 2026 to 2041

It was noted that the consultation document had been reviewed, but that some elements, including Swanage Railway, congestion on the A351, and potential ferry unreliability, had been omitted. It was AGREED to defer the response until the next meeting of the Planning and Consultation Committee. Members were asked to submit any questions to the Planning and Community Engagement Manager prior to that meeting.

iii) Dorset Council Local Plan Options Public Consultation

It was proposed by Councillor Bonfield, seconded by Councillor Foster and RESOLVED UNANIMOUSLY:-

That a task and finish group be established to review the Dorset Council Local Plan Options and the Draft Local Transport Plan, comprising Councillors Foster, Sutton and Vile, together with members of the Swanage Neighbourhood Plan Steering Group (Mr G. Richardson and Mr A. Larner), and a representative from O'Neill Homer (planning consultants).

Given the importance of the consultations, Members agreed that, in addition to the Town Council's collective response, all Town Councillors should be encouraged to complete the surveys individually. Details of the consultations would be circulated to all Councillors.

Neighbourhood Planning

6) Swanage Neighbourhood Plan Steering Group

a) Matters arising from the Meeting of the Swanage Neighbourhood Plan (SNP) Steering Group held on 6th August 2025

An update was provided from the meeting of the SNP Steering Group held on 6th August 2025. It was reported that the survey was in the final stages of preparation and would be publicised as soon as it was completed.

In accordance with the Terms of Reference, the Minutes of this meeting would be presented to the next meeting of the Steering Group for approval.

b) To nominate Councillor Member to the Swanage Neighbourhood Plan (SNP) Steering Group 2025/26

It was reported that there was a vacancy for a Councillor Member and a community member to join the Swanage Neighbourhood Plan Steering Committee. In accordance with the Terms of Reference, membership of the Steering Group should consist of six Councillors and up to six other members residing in the Parish of Swanage. There were currently five Councillors and five community members, leaving two vacancies. It was noted that an advertisement for a community representative would be included within the community engagement material. It was proposed by Councillor Bonfield, seconded by Councillor Vile and RESOLVED

UNANIMOUSLY:-

That Councillor Sutton be appointed as a Councillor
Member of the Swanage Neighbourhood Plan Steering
Group.

7) Items of Information and Matters for Forthcoming Agendas

a) Housing Association

It was suggested that a meeting be arranged with Aster Housing Group, Members, and Dorset Council councillors to discuss the intentions for the proceeds from the sale of Aster Housing Group's housing stock in Swanage. It was further agreed that this matter could be included on a future agenda of the Community Services Committee or referred to a meeting of full Council if required.

b) Planning Session

It was noted that this item be included on a future agenda.

8) Date of next meeting

The next meeting had been scheduled for Monday 6th October 2025.

The meeting closed at 7.45 p.m.