

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall,
Swanage on **MONDAY, 4th AUGUST 2025** at **7.00 p.m.**

Chairman: -

Councillor T Foster

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor J Dorrington

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 S Brookes

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Miss N Clark

Planning and Community Engagement Manager

Mr F Barros

Community Engagement Officer, Dorset Council
(Via online link from 7.20pm)

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

Public Participation Time

There were no matters raised.

1) Apologies

There were no apologies given for inability to attend the Meeting.

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/CLE/2025/03569

Certificate of Lawfulness

Stable Cottage, Shepherds Farm, Ulwell, Swanage, BH19 3DG

Stable Cottage has been used continuously for over ten years as a residential dwelling, and we seek to obtain Lawful Use.

OBSERVATION: No objection.

P/HOU/2025/03898

5 Durlston Road, Swanage, BH19 2DJ

Erect lower ground floor extension to the existing garage to form a double garage with a balcony above. Erect extension to an existing terrace, including alterations to bedroom windows. Erect ground floor extension to the south side with a pitched roof replacing the existing flat roof. Widening of the existing access.

OBSERVATION: No objection.

- P/HOU/2025/04049 **9 Casterbridge Close, Swanage, BH19 2JZ**
Erect single storey rear extension and convert part of garage.
OBSERVATION: No objection.
- P/HOU/2025/04358 **7 Bay Crescent, Swanage, BH19 1RA**
Erect replacement garden room.
OBSERVATION: No objection.
- P/LBC/2025/03533 **Listed Building Consent**
LISTED **18 Bell Street, Swanage, BH19 2SA**
Rebuilding of chimneys and placement of lead trays.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and any recommendations.

For Information Only

- P/NMA/2025/04090 **Non-material Amendment**
158 Kings Road West, Swanage, BH19 1HT
Non-material amendment to 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.) to widen the rear extension to the house by 1.4M and lengthen it by 665mm. NB The ridge and eaves heights remain the same as approved, with the roof pitch reduced slightly.

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

There were no matters raised.

Consultation

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

a) Dorset Council (DC) – Draft Pleasure Boat, Vessel and Boatperson Licensing Policy Public Consultation

Further to Minute No. 5 c) of the Planning and Consultation Committee Meeting held on 7th July 2025, and Minute No. 7 a) of the Tourism and Local Economy (T&LE) Committee Meeting held on 9th July 2025, it was reported that DC's Environment, Policy and Partnership Manager had provided a presentation to the T&LE Committee outlining draft proposals for changes to the Purbeck Watercraft Bylaw for 2025. Further to the presentation and discussion at that meeting, the Committee wished it to be noted that the consultation document had been appropriately reviewed and discussed, and that it had no further comments to make.

b) Dorset Council (DC) – School Streets Initiative – Junction of Washpond Lane and High Street, Herston

Mr Fernao Barros, Community Engagement Officer, Dorset Council, introduced himself to the meeting and reported that he had been asked to assess the feasibility of a School Streets Initiative in Washpond Lane, at its junction with the High Street, to address road safety concerns which had been discussed at a meeting held on 1st April 2025 between representatives of the Swanage School and St Mark's Primary School, Swanage Town Councillors, Dorset Ward Councillors and representatives from Dorset Council's Highway Team.

Mr Barros presented proposals for a School Streets Initiative, under which a short section of Washpond Lane north of its junction with the High Street would be closed for 10 minutes in

the morning and 10 minutes in the afternoon around school drop-off and pick-up time. During the restricted period, the road would be closed to traffic by movable barriers to facilitate the safe crossing of pupils. It was noted that the schools were supportive of these measures and that the Town Council was being asked to consider the proposal as part of the primary consultation phase. If there were no objections at this stage the proposals would be introduced under an Experimental Traffic Regulation Order, during which time formal consultation would take place over a period of approximately five months, most likely in early 2026. Following the presentation there was some discussion about the timing of the restrictions, the length of the road closure and potential measures to mitigate tailbacks on the High Street.

It was proposed by Councillor Sutton, seconded by Councillor Dorrington and RESOLVED UNANIMOUSLY:-

TO RECOMMEND:-

That the Town Council supports the introduction of the School Streets Initiative proposals in Washpond Lane under an Experimental Traffic Regulation Order, the progress of which to be overseen by the Traffic Management Advisory Committee.

Neighbourhood Planning

6) Matters arising from draft Minutes of the Meeting of the Swanage Neighbourhood Plan (SNP) Steering Group held on 7th July 2025

The updates within the Minutes were noted.

A progress report was provided regarding the new webpage, survey, and proposals for the informal public engagement on the SNP. It was noted that the details of this would be provided to all Town Councillors prior to launch/publication.

7) Items of Information and Matters for Forthcoming Agendas

There were no matters raised.

9) Date of next meeting

The next meeting had been scheduled for Monday 1st September 2025.

The meeting closed at 7.55 p.m.