

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall,
Swanage on **MONDAY, 6th OCTOBER 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 G Suttle

Swanage Town Council

Miss N Clark

Planning and Community Engagement Manager

There were nine members of the public present at the meeting.

Public Participation Time

The following matters were raised:

Approved planning application No. 6/2018/0493 Former St Mary's School, Manor Road, Swanage, BH19 2BH - concerns regarding the inappropriate use of materials for this development, specifically the use of red tiles and bricks within the Swanage Conservation Area, as these would be out of keeping with surrounding properties. It was noted that a meeting had been held with the developer and that a 'variation of condition' planning application was likely to be submitted to Dorset Council to amend the proposed materials to stone and slate. A request was made for the Town Council to support this amendment when it was consulted on this.

Planning application No. P/FUL/2025/04992 Durlston House, 3 Lighthouse Road, Swanage, BH19 2JH – a local resident confirmed that, while they had no objection in principle to redevelopment of this site, they had several concerns regarding the current proposal, which included:-

- Potential overlooking and loss of privacy.
- A significant increase in development across the width and depth of the site, which could potentially be dominating and oppressive, adversely affecting the amenities of adjoining neighbours, and the character of the local area.
- Reference made to the Swanage Townscape Character Assessment – 04.13 Low Density Residential – Strengths and Threats.

A request was made for the Town Council to support these concerns when considering its response to the application.

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/HOU/2025/04532

37 Ulwell Road, Swanage, BH19 1LG

Install rear balcony over existing and proposed rear extensions with staircase access and internal alterations.

OBSERVATION: The Committee has no objection in principle to the proposal, subject to appropriate mitigation of the following concerns, and confirmation that the outstanding issue relating to the window/fire escape has been resolved in the interests of health and safety:-

- Potential blocking of a fire escape window at No. 35 Ulwell Road.
- Potential overlooking and resulting loss of privacy and neighbour amenity.

P/FUL/2025/04992

Durlston House, 3 Lighthouse Road, Swanage, BH19 2JH

Erect a dwelling with detached garage and a shed. Relocate access with gates and pillars, and associated site works. Demolish existing dwelling and buildings.

OBSERVATION: The Committee recommends refusal of the application on the following grounds:-

- Potential overlooking, resulting in loss of privacy and neighbour amenity.
- Overshadowing - size, scale, and massing of the proposed dwelling representing overdevelopment of the site – much larger than existing property.
- Inappropriate layout and density of the proposed building design.
- Loss of a character building, and historic Purbeck Stone wall. Concerns are raised regarding the continued loss of character in the town through redevelopment. The Council would wish to see the wall retained in any approved scheme for the site.
- Adverse impact on the street scene and the character of the surrounding area. Attention is drawn to:
 - **Swanage Local Plan Policy STCD: Swanage Townscape Character and Development, Areas of Distinctive Local Character** – “These areas include a variety of townscape character types and new development should protect and enhance the distinctive local characteristics of these areas”. “The area is characterised by predominantly detached houses set within generous plots defined by established boundary planting and walls. New development should not adversely affect the existing character of this area and should respect the characteristics of the highway network, for example the grass verges and informal lanes”.
 - **Swanage Townscape Character Appraisal 04.13 Low Density Residential** – in particular ‘Strengths’ and ‘Threats’.

P/FUL/2025/05198

The Focus Centre, 107 High Street, Swanage, BH19 2NB

Alterations to windows and external doors.

OBSERVATION: No objection.

- P/FUL/2025/05295 **Flat 1, 9 Stafford Road, Swanage, BH19 2BQ**
Replace white single glazed windows with white double glazed UPVC windows.
OBSERVATION: No objection.
- P/FUL/2025/05722 **The Cliffs, 6A Burlington Road, Swanage, BH19 1DH**
Alterations to the existing roof terrace. Replacement of the existing non-compliant railing balustrade with a seamless glass balustrade, along with the addition of a pergola to the roof terrace.
OBSERVATION: No objection.

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

Consideration was given to the following proposed tree works:-

- P/TRT/2025/05764 **Tree Preservation Order**
The Hus, Southcliff Road, Swanage, BH19 2JF
T1 Ash & T3 Maritime Pine - Removal of all roots within upper 50mm of soil horizon (not including surface layer of stone and vegetation) within footprint of proposed garage to be constructed under permitted development to facilitate installation of concrete base.
T2 Sycamore - Removal of all roots within upper 50mm of soil horizon (not including surface layer of stone and vegetation) within footprint of proposed garage to be constructed under permitted development to facilitate installation of concrete base. Prune low branches overhanging proposed garage to create 5m clearance above ground level.
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 Local Transport Plan (LTP) Public Consultation 2026 to 2041

ii) Dorset Council Local Plan (DLP) Options Public Consultation

Further to Minute Nos. 5) a) ii) and iii) of the Planning and Consultation Committee Meeting held on 1st September 2025, it was reported that the Task and Finish Group had met earlier today to consider and formulate the Town Council's draft responses to the above consultations.

These draft responses were currently being prepared, however, it was noted that the Group had raised several concerns regarding timing and related matters that affected the Town Council's ability to provide a fully informed and representative response at this stage. The Council was presently undertaking community engagement on the proposals for the Swanage Neighbourhood Plan (SNP). Feedback gathered through these activities would play a vital role in shaping/informing the draft SNP, as well as the Council's position on both the DLP and the LTP. Further concerns were expressed that a decision had not yet been made regarding the Sandbanks Ferry Company's Toll Application.

The Group also agreed that it would be important to present the draft responses to a Full Council Meeting, preferably in November, to ensure that all Town Councillors had the opportunity to review and comment on them.

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

That the Town Council makes a formal request to Dorset Council for an extension to the current consultation deadline, until after 17th November 2025, to allow the submission of its final responses following receipt of community feedback as outlined above.

iii) The Dorset Design Code Public Consultation

It was reported that work had commenced on the development of a Dorset-wide Design Code, which aimed to raise the design standards of future development through clear rules and guidance. The Code would help to ensure that new buildings and spaces were locally distinctive, of high quality, and sustainable. It would show how to apply policies from the Dorset Local Plan to new developments.

Dorset Council was therefore seeking the views of local residents about their experiences within their communities via an online survey, which would help inform and shape the Code. It was noted that the company appointed by Dorset Council to undertake research on its behalf, to gain a better understanding of, and feedback on, the design and character of towns and villages across Dorset, had contacted the Town Council to arrange a meeting and walkabout in the town on 20th October 2025. This engagement would ensure that the final documents were based on local knowledge and information.

It was therefore agreed that consideration of the Council's response to the survey would be deferred until the next Committee Meeting.

Neighbourhood Planning

6) Swanage Neighbourhood Plan (SNP) Steering Group

a) Neighbourhood Plan Community Engagement Sessions – update and reminder of upcoming sessions

It was reported that the first two community engagement sessions had been well attended, with constructive discussions held with local residents. Positive feedback had been received regarding the proposal for a Neighbourhood Plan. It was noted that two members of the community had expressed an interest in being considered for the current vacancy on the Steering Group.

A reminder was given that the next sessions would be held as follows:-

- 8th October - Herston Village Hall (3pm to 7pm)
- 15th October - Emmanuel Baptist Church Hall (10am to 2pm)

Copies of the SNP survey had been hand-delivered to businesses in the town centre, though some had reported that they had not heard about the survey. A discussion took place about the widespread promotion of the engagement sessions and the online survey by Dorset Coast Forum and the Town Council. It was reported that a stall was planned at an upcoming Swanage Friday Market.

A further discussion was held regarding the 'Talk of the Town Hall' newsletter, the next edition of which would be published after the upcoming Town Council by election. This would include details on how to sign up for Council information. It was noted that a meeting of the Council's Communications Strategy Working Party would also be held following the election.

A further reminder was given that the online survey would close on 19th October. The Steering Group was looking forward to reviewing the survey feedback which would inform and shape the first draft of the SNP. It was noted that the next meeting of the Steering Group would be held on 27th October 2025.

7) Items of Information and Matters for Forthcoming Agendas

- a) Dorset Police - Police and Crime Commissioner's Annual Safety Survey 2025** – it was reported that the PCC's 2025 survey had now been launched. Details had been circulated to all Town Councillors and published on the Council's Facebook page and website. Attendees were encouraged to complete the survey.

For further information and to complete the online survey please visit:

<https://www.dorset.pcc.police.uk/news-and-newsletters/dorset-pcc-news-blog/2025/09/your-voice,-your-safety,-your-dorset/> (Closing date for responses 16th October 2025)

- b) Dorset's Minerals and Waste Plan Update and Review Consultation 2025** – it was noted that this would be included on the agenda of the next meeting.

For further information and to complete the online survey please visit:

<https://www.dorsetcouncil.gov.uk/minerals-waste-consultation>

(Closing date for responses 25th November 2025)

8) Date of next meeting

The next meeting had been scheduled for Monday 3rd November 2025.

The meeting closed at 7.50 p.m.