

SWANAGE TOWN COUNCIL

Dr Martin Ayres
Town Clerk

Town Hall
SWANAGE
Dorset
BH19 2NZ

26th November 2025

Dear Councillor

Planning and Consultation Committee

A meeting of the above Committee will be held at the **TOWN HALL, HIGH STREET, SWANAGE** on **MONDAY 1st DECEMBER 2025** at **7.00 p.m.** for the purpose of transacting the business mentioned in the Agenda.

Yours sincerely

Dr M K Ayres

Town Clerk.

PLEASE NOTE: **15 MINUTES OF PUBLIC PARTICIPATION TIME WILL BE HELD AT 7.00 P.M. PRIOR TO THE COMMENCEMENT OF THE MEETING.**

To the Town Mayor and Deputy Mayor,
Councillor Foster and Councillors
Burridge, Lejeune, Sutton, and Vile.
Copies to all Councillors and Chief Officers.

A G E N D A

1. Apologies
2. Declarations of Interest and consideration of requests for Grants of Dispensations
(Councillors are reminded of their obligations to declare their interests in accordance with Section 9 and Appendix B of the Council's Code of Conduct)

Planning

3. Plans for consideration (Schedule enclosed)
4. Applications for tree works - opportunity to raise any matters of concern

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 - Dorset's Minerals and Waste Plan Update and Review Consultation 2025

For further information please visit:

- <https://consultation.dorsetcouncil.gov.uk/minerals-and-waste/consultation-2025/>
- <https://www.dorsetcouncil.gov.uk/minerals-waste-consultation>

Licensing

6. To note receipt of the following licence application, and to determine the Council's response, if any:
 - a) Dorset Council – Application for a new Street Trading Consent – SOLD TO YOU LIMITED Trading as The Great British Hot Dog Company, 49 Holmes Road, Swanage, BH19 2JT – from Easter 2026 to 30th September 2026, in Shore Road, Swanage

Neighbourhood Planning

7. Swanage Neighbourhood Plan (SNP) Steering Group
 - a) Update from the Meeting of the SNP Steering Group held on 26th November 2025
 8. Items of Information and Matters for Forthcoming Agendas
 9. Date of next meeting – Monday 5th January 2026
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SWANAGE TOWN COUNCIL

PLANS FOR CONSIDERATION ON MONDAY 1st DECEMBER 2025

<u>Delegated Applications</u>		
1.	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.
2.	P/HOU/2025/06366	Ballard Down Cottage, Whitecliff Road, Swanage, BH19 1RL Erect a part single storey part two storey extension including Juliet balcony. Insert dormer windows.
3.	P/HOU/2025/06373	15 Cluny Crescent, Swanage, BH19 2BP Erect single storey rear extension with roof terrace. Replace access stair to lower garden level. Re-landscape rear garden. Replace existing flat roof to front porch with pitched roof
4.	P/HOU/2025/06427	8 Streche Road, Swanage, BH19 1NF Remove existing dormer, install new dormers to front. Erect new porch, rear extension, and new gable roof to rear with Juliet balcony.
* 5.	P/OUT/2024/03253	Harrow House, Harrow Drive, Swanage, BH19 1PE Outline application with all matters reserved (except for access, scale and layout) for the erection of up to 83 dwellings including the conversion of an existing building, with associated infrastructure, landscaping and parking (revised plans submitted and description amended to 83 dwellings in November 2025).
6.	P/VOC/2025/06630	2 Peveril Road, Swanage, BH19 2DH Erect side extension, increase the extent of the roof and internal alterations (with variation to condition 2 of planning permission P/HOU/2024/03746 to make changes to the size of roof windows).
<u>For information only</u>		
7.	P/CLP/2025/06894	Certificate of Lawful Development Proposed 12 Jubilee Road, Swanage, BH19 2SF Lawful Development Certificate for continuation of building of the erection of a new village hall incorporating a self-contained 2-bedroom flat approved under planning permission P/FUL/2021/03705 by the digging of a trench for foundations.
<u>Appeal Information</u>		
8.	P/FUL/2025/05295	Notification of Appeal Flat 1, 9 Stafford Road, Swanage, BH19 2BQ Replace white single glazed windows with white double glazed UPVC windows. Appeal start date: 26 th November 2025 An appeal has been made to the Secretary of State against the decision to refuse to grant planning permission by Dorset Council.

		The appeal will be determined on the basis of Written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) regulations 2009, as amended. Any further representations you may wish to make must be received by 31 December 2025.
<u>Applications for Tree Works</u>		
P/TRT/2025/06835		Durlston Country Park, Lighthouse Road, Swanage, BH19 2JL (1) Sycamore: Fell. (6) Sycamore: Fell. (9) Holm Oak: Remove over-extended low primary branch highlighted in red on the photo submitted. (10) Holm Oak: Reduction of the furthest extended tertiary and secondary branches to the east by no more than 2m to suitable growth points. (12) Holm Oak. Remove 4 branches highlighted in red on the photo submitted. (13) Holm Oak: Remove 3 branches highlighted in red on the photos submitted. (16) Holm Oak: Fell. (17) Lawsons Cypress: Fell. (21) Ash: Remove 3 limbs as highlighted in red on the photo submitted. (22) Holm Oak: Reduction of the furthest extended lateral branches to the south and east by up to 2m to suitable growth points. (23) 5 x Sycamore: Request to fell (all as shown in photos across numbers 23, 24, 25 and 26).

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 #.

P - Swanage TC

Date: 27 November 2025

Contact: Simon Burditt

Our
Ref: P/FUL/2025/05295

Phone: 01305 838336

Email: appeals@dorsetcouncil.gov.uk

Dear Sir/Madam

Notification of Appeal
Town and Country Planning Act 1990

Application No:	P/FUL/2025/05295
Location:	Flat 1 9 Stafford Road Swanage BH19 2BQ
Description:	Replace white single glazed windows with white double glazed UPVC windows
Appeal Reference:	
Appellant:	Ms Vivien Gregory
Appeal Start Date:	26 November 2025

An appeal has been made to the Secretary of State, relating to the Appeal against refusal by Dorset Council.

You may view the documents relating to this appeal online at
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment.aspx>

The appeal will be determined on the basis of **Written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

This means that you will be given the opportunity to submit representations on the appeal. We have forwarded all the representations made to us on the planning application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

Any further representations you may wish to make must be received by 31 December 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the Inspectorates appeal reference.

Planning Service privacy notice can be found at:

www.dorsetcouncil.gov.uk/your-council/about-your-council/data-protection/service-privacy-notices/planning.aspx

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send them to:

Contact Name :

Address : The Planning Inspectorate

Temple Quay House

2 The Square

Bristol

BS1 6PN

Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

When made the decision will be published online at <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>, and will be made available on our website where the appeal decision will form part of the application decision. You can get a copy of one of the Planning Inspectorate's Guide to taking part in planning appeals booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

If I can be of any further assistance please do not hesitate to contact me on the details above.

Yours faithfully,

Roland King
Planning Technician

<https://contact-us.planninginspectorate.gov.uk/hc/en-gb/requests/new>

Minerals and Waste Consultation 2025

This survey closes on **25 November 2025**.

Completed paper responses can either be handed in at County Hall or posted to **Trevor Badley, Minerals and Waste, Dorset Council, County Hall, Colliton Park, Dorchester, Dorset, DT1 1XJ** by the closing date.

Overview

Dorset Council's Mineral and Waste Plans are out of date, and we are preparing to review and update them to produce a single Minerals and Waste Plan for Dorset.

Dorset supplies a range of important minerals that are used locally and nationally. Dorset also produces a range of different types of waste, all of which must be managed.

Reviewing and updating the Minerals and Waste Plan will help us decide how much mineral should be produced over the next 15 to 20 years and where (in Dorset) it should come from.

It will also help us to ensure that our waste is managed in the safest and most sustainable way possible.

We need your input to help us in deciding what we need to take into consideration in preparing the Plan.

A draft of the Vision for the new Minerals and Waste Plan has also been prepared, and we are asking for your views and comments on this Vision.

The Vision

The Vision is important for setting out the structure of the Plan, and how it will operate. Government wants local authorities to prepare plans with as much public involvement as possible, especially for the Vision for the area of the plan and the Objectives that support the Vision.

This is an early opportunity to influence the draft Vision:

- does it include everything it should?
- does anything need to be added?
- does anything need to be removed?
- does anything need to be changed?

Data protection

Please note, any data collected follows Dorset Council's privacy policy <<https://www.dorsetcouncil.gov.uk/w/dorset-council-privacy-notice>>. If you provide your contact details at any point throughout the survey, they will only be used for the purpose in which you have provided them.

The information collected in this survey will be used by your minerals and waste planning authority to inform the next stages of producing the Minerals and Waste Plan.

By responding, you are accepting that your response and the information within it will be in the public domain, and that it may be disclosed if requested under the Freedom of Information Act. However, any published information will not contain personal details of individuals.

Your information will be retained by the council in line with its information retention schedule. Your data will be destroyed when it is no longer needed.

Survey questions

Your details

Please enter your details below. We need your name and email address so that we can accept your comments, therefore you will need to enter this information here.

Your email address is required to ensure authenticity and so that we can contact you about the Minerals and Waste Plan in the future. This information will be removed from our systems when it is no longer needed.

If you would like to be contacted about the Minerals and Waste Plan in the future, please tick the relevant box to give your consent for your details to be added to the Dorset Council Minerals and Waste Plan mailing list.

Q1. What is your name? * (Required)

Q2. What is your email address? * (Required)

Q3. I give consent for my name and email address to be added to the mailing list for the Dorset Council Minerals and Waste Plan * (Required)

Please select only one item

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

Q4. Please tell us who you are responding as

Please select only one item

<input type="checkbox"/>	Dorset Council resident – <i>skip to Q7</i>
<input type="checkbox"/>	on behalf of a local business/ organisation
<input type="checkbox"/>	Dorset Councillor – <i>skip to Q7</i>
<input type="checkbox"/>	on behalf of a Parish or Town Council
<input type="checkbox"/>	I am a visitor to Dorset – <i>skip to Q7</i>
<input type="checkbox"/>	Other (please specify) – <i>skip to Q7</i>

If other, please specify here:

Q5. Are you providing your organisation's official response?

Please select only one item

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

Q6. If yes, please tell us the name of your organisation

Organisation:

A New Minerals and Waste Plan

Existing Plans

Dorset Council is a Mineral Planning Authority and a Waste Planning Authority, which means we are required to plan for the continued supply of minerals and for the management of waste.

In Dorset there are 3 plans that currently do this:

1. The Bournemouth, Dorset and Poole Minerals Strategy 2014.
2. The Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019, and
3. The Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

These plans guide minerals and waste development in Dorset Council and BCP Council by:

- providing the policy basis for new minerals and waste developments
- protecting amenity and the natural environment as new development is guided to the most suitable locations
- minimising potential impacts of new minerals and waste development
- protecting existing minerals and waste sites and infrastructure, and undeveloped mineral deposits still in the ground
- providing the policies that are used to decide on minerals and waste planning applications, and
- ensuring that minerals or waste development sites are properly restored when completed

However, these plans are now out of date and need to be reviewed and updated to ensure they remain fit-for-purpose and provide the latest and most up to date policy guidance, for the Dorset Council area.

Reviewing them also helps to ensure that new mineral sites and waste management facilities will be provided in the most suitable places at the right time.

A New Plan

To prepare a new plan or update an existing plan requires a lot of evidence and information in support of the sites or policies being proposed. This can take a long time and be expensive to prepare.

The Government is changing the way plans are prepared, to make the process faster and easier. We are beginning to collect the information and evidence that will be needed to support the plan review for Dorset. Your input will help us with this.

A Minerals and Waste Plan would normally cover topics such as:

- how much mineral Dorset should provide for local and national use
- where it should come from
- where new quarries should be located - areas already used for mineral working, or in new areas where the mineral is found?
- how we should protect undeveloped mineral still in the ground
- how existing quarries and waste management sites should be protected. For example, keep them separate from other development?
- where and how our waste should be managed
- protection for local communities and the environment, and how this can be achieved most effectively
- limits on lorry movements, and how this is managed

Q7. Do you think there are any topics missing from the new draft plan?

Please tell us here:

Q8. Do you have any concerns we should consider when updating the Minerals and Waste Plan?

Please tell us here:

A Vision for the new Minerals and Waste Plan

An important part of any plan is its Vision, setting out what the plan is meant to achieve and the ways in which this will be done. The Vision is intended to describe the key aims and priorities.

The Government wants to strengthen the role of local plan visions, to make them more focused and specific than those in the current system. Plans should be genuinely shaped by the views of communities on how their place should evolve and be informed by the information collected and inputs from other stakeholders coming from early involvement and participation. Visions should be anchored in measurable outcomes that are locally specific, supporting plans to achieve high quality development.

To give local communities an early opportunity to become involved, we have begun to prepare a Vision for the Minerals and Waste Plan. Everyone is invited to comment on it and to help to shape it.

The Draft Vision, based on the *Dorset Council – Council Plan 2024-2029*, is set out below. Please read and consider the Vision and supporting Objectives and answer the questions.

The Draft Minerals and Waste Plan Vision

In Dorset, during the lifetime of the plan, minerals will be provided and waste managed in a sustainable manner which:

- meets identified local and wider needs
- supports Dorset's economic growth and contributes to meeting local housing need
- reduces greenhouse gas emissions and increases Dorset's resilience to the impacts of a changing climate
- provides opportunities for rural access and recreation to improve community health and quality of life for all
- conserves and enhances the character and quality of Dorset's landscapes and natural, built and historic environments; and
- protects and enhances our land, rivers, and seas for wildlife.

Objectives to support and deliver the Vision

Ensure a Steady and Adequate Supply of Minerals

Identify enough land, in the right location and at the right time, to enable the provision of a steady and adequate supply of aggregates and other important minerals, over the Plan period, to meet national, sub-national and local needs and to support sustainable economic growth and local and national economic prosperity.

Provide for the appropriate location of waste management, including wastewater, facilities

Locate waste management facilities appropriately, as close as practicable to the origin of waste in order to reduce the distance waste is transported.

Optimise self sufficiency, through the provision of an appropriate number and range of well designed, appropriately sized facilities for the management of waste, recognising that some waste requires specialist management facilities of a strategic nature.

Minimise Impacts of Climate Change and Flood Risk

Reduce the effect of mineral and waste development on the causes of climate change and facilitate adaptation to the effects of climate change, including flood risk.

Minerals and waste development will be located, designed and operated in ways which;

- reduce greenhouse gas emissions to help meet national and local carbon targets
- optimise on-site water and energy use
- maximise energy provision from renewable and low-carbon sources and incorporate sustainable design and construction techniques
- maximise the use of sustainable transport associated with minerals/waste development
- maintain or enhance water quality, and
- reduce the risk of flooding both on site and in the wider area.

Protect Local Communities

Protect the existing amenity, health, safety and well-being of local communities from visual impacts, noise, dust, vibration, emissions to air, light pollution, land instability, ground contamination and transport impacts by avoiding, minimising and mitigating potential adverse impacts. This will include any cumulative impacts of minerals and/or waste development and will take into account the legacy of the minerals and waste industry and other industrial development in the Plan area.

Protect, Conserve and Enhance the Natural, Built and Historic Environment

Protect, conserve and enhance the natural, built and historic environment of the Plan area including its distinctive landscapes, green and blue infrastructure, habitats, wildlife, historic buildings, parks and gardens, archaeology, ancient woodlands and veteran trees, soils and best and most versatile agricultural land, green belt, tranquil

areas, dark skies and other important features and assets, by avoiding, minimising and mitigating potential adverse impacts, including any cumulative impacts, of minerals or waste development, taking into account the legacy of the minerals and waste industries and other industrial development in the Plan area.

Move Waste up the Waste Hierarchy

Support the prevention and minimisation of waste generation in line with the Waste Hierarchy. Where waste cannot be avoided, maximise the recovery value from waste.

Support an increase in the proportion and the quantity of waste that is re-used, recycled and recovered within Dorset.

Ensure the Prudent Use of Primary Resources

Ensure the prudent use of primary resources to enable their long-term conservation through minimising waste and maximising levels of secondary and recycled aggregates. Promote the sustainable use of materials, including the use of secondary and recycled aggregates, and require the prior extraction of minerals before other development takes place.

Safeguard Mineral Resources and Minerals and Waste Infrastructure

Ensure that known important mineral resources, existing minerals and waste operations, and the infrastructure that is used to process and transport minerals and waste are safeguarded from inappropriate development, on or near to such operations/resources, that would impair their availability and use for future generations.

The 'agent of change' principle will be applied to any new proposed development impacting on safeguarded sites.

Achieve Sustainable Transport

Minimise the potential adverse impacts of minerals and waste development relating to road-based transport, including emissions, and maximise the use of alternatives to road transport including rail, water, conveyor and pipeline. Minimise waste transport and distance by locating new waste facilities as close as practicable to the origin of the waste.

Ensure the Sustainable Restoration of Mineral and Waste Sites

Mineral and waste development will support the high-quality restoration and aftercare of sites at the earliest opportunity, to the most appropriate after use, taking into account aviation safety, providing maximum local and strategic benefits to the wider area and local communities, including benefits that will contribute towards emissions reduction and climate change adaptation and resilience and achieve a net gain in biodiversity (BNG) of at least 10% above the pre-working baseline.

Q9. How much do you agree or disagree with the Vision?

Please select only one item

<input type="radio"/>	Strongly agree
<input type="radio"/>	Agree
<input type="radio"/>	Neither agree nor disagree
<input type="radio"/>	Disagree
<input type="radio"/>	Strongly disagree
<input type="radio"/>	Don't know

Q10. Please tell us how much you agree or disagree with each of the following proposed objectives for the new Plan.

Please select only one item per statement

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
Ensure a Steady and Adequate Supply of Minerals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide for the appropriate location of waste management, including wastewater, facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Minimise Impacts of Climate Change and Flood Risk	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect Local Communities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect, Conserve and Enhance the Natural, Built and Historic Environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Move Waste up the Waste Hierarchy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensure the Prudent Use of Primary Resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safeguard Mineral Resources and Minerals and Waste Infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Achieve Sustainable Transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensure the Sustainable Restoration of Mineral and Waste Sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q11. Do you have any additional comments or suggestions about the Vision or the objectives

Let us know here:

Accessibility and Understanding

We are now going to ask you some questions that refers to the consultation materials and the Vision and objectives text

Q12. How easy or difficult is the consultation text to understand?

Please select only one item

	Very easy
	Somewhat easy
	Neither easy nor difficult
	Somewhat difficult
	Very difficult
	Don't know

Q13. If you found any part of the consultation text difficult to understand, please tell us which part and how we could improve it.

Let us know here:

About you

This section is optional. We use it to collect diversity information. This helps to ensure any changes do not unfairly impact specific sectors of the community. It also helps to make sure our consultation response comes from a representative sample of residents.

Q14. Please select your age group.

Please select only one item

	Under 18
	18 to 24
	25 to 39
	40 to 49
	50 to 59
	60 to 64
	65+
	Prefer not to say

Q15. What is your sex?

Please select only one item

	Female
	Male
	Prefer not to say

Q16. Is the gender you identify with the same as your sex registered at birth?

Please select only one item

	Yes
	No
	Prefer not to say

Q17. The Equality Act 2010 describes a person as disabled if they have a longstanding physical or mental condition that has lasted or is likely to last 12 months; and this condition has a substantial adverse effect on their ability to carry out normal day-to-day activities. People with some conditions (cancer, multiple sclerosis and HIV/AIDS for example) are considered to be disabled from the point that they are diagnosed.

Do you consider yourself to be disabled as set out in the Equality Act 2010?

Please select only one item

	Yes
	No
	Prefer not to say

Q18. At the previous question you stated you consider yourself to have a disability. Please state the type of disability which applies to you.

Please select all that apply

	Attention Deficit Disorder (ADD)
	Attention Deficit Hyperactivity Disorder (ADHD)
	Autistic Spectrum Conditions
	Blind
	Dyscalculia
	Dyslexia
	Dyspraxia
	Deaf
	Hearing loss
	Long term health condition
	Mental health issues
	Physical impairment
	Sign Language User
	Visually impaired
	Medical conditions
	Mobility issues
	Learning disability
	Specific learning differences
	Wheelchair user

If you prefer to use another term, please write in:

--

Q19. What is your ethnic group?

Please select only one item

	White: British
	White: Irish
	White: Gypsy
	White: Irish Traveller
	White: Other
	Mixed: White and Black Caribbean
	Mixed: White and Black African
	Mixed: White and Asian
	Mixed: Other
	Asian or Asian British: Indian
	Asian or Asian British: Pakistan
	Asian or Asian British: Chinese
	Asian or Asian British: Other
	Black or Black British:
	Arab
	Other ethnic group

If other, please specify here:



Dorset
Council

Licensing

County Hall, Dorchester, Dorset, DT1 1XJ

☎ 01305 221000

🖱 www.dorsetcouncil.gov.uk

Date: 16 October 2025

Ref: 163032

Officer: Licensing Team

☎ 01305 838028

✉ licensing@dorsetcouncil.gov.uk

Hello

Please find attached a new Street Trading application.

Any comments should be received by **end consultation date**

Please do not hesitate to contact us if you have any queries.

Thank you

Licensing Team

licensing@dorsetcouncil.gov.uk

Enc

Proposal to Operate a Hot Dog Cart on Shore Road, Swanage

Submitted by: Nick Stockdale

Business Name: The British Hot Dog Company

Date: 13 November 2025

1. Introduction

I am writing to request permission from Swanage Town Council to operate a small, mobile hot dog cart along Shore Road in the area near The Bull and Boat restaurant.

The British Hot Dog Company will be a locally operated seaside food business offering a traditional and family friendly refreshment option to tourists and local residents. The business will serve high quality Westlers hot dogs and canned cold drinks from a professional, self contained hot dog cart positioned on the pavement in front of the sea wall.

2. Business Overview

The business aims to provide a simple, nostalgic British seaside experience while meeting modern hygiene and safety standards.

Menu:

- Westlers Hot Dogs
- Canned cold drinks only

All food and drink will be prepared, stored and served directly from the cart. No bottled drinks, external tables or condiment stations will be used.

This part of Shore Road currently has no similar food or drink refreshment options.

3. Product Information: Westlers Hot Dogs

- British brand with over fifty years of catering history
- Produced to strict UK food safety and hygiene standards
- Supplied in sealed tins or brine packs for long shelf life
- Fully cooked, requiring reheating only
- Consistent quality and reliable portion control
- Strong branding and customer recognition

4. Proposed Location and Dimensions

- Wall length 394 cm
- Wall height 34 cm
- Wall width 37 cm
- Distance from seating area to start of pitch 190 cm

5. Equipment and Setup

- Fully self contained cart
- Gas heated water for hot dogs
- Certified LPG and catering equipment
- Traditional red, white and blue design

6. Mobility and Safety

- Lightweight and easy to move
- No trailing cables
- Always on pavement

7. Cleanliness and Maintenance

- Small waste bin provided
- Area kept clean at all times
- All waste removed daily

8. Operating Hours

Easter Holidays April 2026 to end of September 2026

Daily hours: 11 am to 6 pm

9. Community and Visitor Benefits

- Traditional seaside refreshment option
- Supports youth employment in Swanage
- Low environmental impact
- Fits naturally with promenade character

10. Supporting Information

Two photographs included separately:

1. Close up cart placement
2. Wider surroundings of pitch area

11. Conclusion

This proposal meets all safety, environmental and operational guidelines.

Thank you for considering this application.

Yours sincerely

Nick Stockdale

