

SWANAGE TOWN COUNCIL

Dr Martin Ayres
Town Clerk

Town Hall
SWANAGE
Dorset
BH19 2NZ

27th August 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 SEPTEMBER 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 Dorrington,
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 documents, 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
(Closing date for responses 22nd September 2025)

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

- [Dorset National Landscape Management Plan Consultation - Dorset Council - Citizen Space](#)
[Draft Management Plan 2026-31 | Dorset National Landscape](#)
[Have your say on the future of the Dorset National Landscape - Dorset Council](#)

ii) Draft Local Transport Plan Public Consultation 2026 to 2041
(Closing date for responses 13th October 2025)

iii) Dorset Council Local Plan Options Public Consultation
(Closing date for responses 13th October 2025)

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

- [Dorset is changing - Dorset Council](#)
- [Local Transport Plan consultation - Dorset Council](#)
- [Dorset Council Local Plan consultation - Dorset Council](#)

Neighbourhood Planning

6. Swanage Neighbourhood Plan Steering Group
 - a) Matters arising from draft Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 6th August 2025 (Copy to follow)
 - b) To nominate Councillor Member to the Swanage Neighbourhood Plan (SNP) Steering Group 2025/26 (Copy Terms of Reference for the SNP Steering Group enclosed)
 7. Items of Information and Matters for Forthcoming Agendas
 8. Date of next meeting – Monday 6th October 2025
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SWANAGE TOWN COUNCIL

PLANS FOR CONSIDERATION ON MONDAY 1st SEPTEMBER 2025

<u>Delegated Applications</u>		
1.	P/FUL/2025/04287	1 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)).
2.	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.
3.	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.
4.	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.
5.	P/HOU/2025/04545	9 Durlston Road, Swanage, BH19 2DJ Install dormer to front and rear elevations, and 2no. roof lights to rear elevation.
6.	P/LBC/2025/03926 LISTED	Listed Building Consent 37 Jubilee Road, Swanage, BH19 2SE Retain two window casements at the rear of the property.
7.	P/LBC/2025/05021 LISTED	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.
8.	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.

<u>For Information Only</u>		
*9.	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.
10.	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.
<u>Applications for Tree Works</u>		
	P/TRC/2025/04702	Herston Conservation Area 214 High Street, Swanage, BH19 2PQ T3 Palm Tree (front garden): Fell.
	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.
	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.

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 #.