

SWANAGE TOWN COUNCIL

Dr Martin Ayres
Town Clerk

Town Hall
SWANAGE
Dorset
BH19 2NZ

28th January 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 2nd FEBRUARY 2026** 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
5. Items of Information and Matters for Forthcoming Agendas
6. Date of next meeting – Monday 2nd March 2026

Neighbourhood Planning

7. Swanage Neighbourhood Plan (SNP)

- a) Matters arising from draft Minutes of the SNP Steering Group Meeting held on 21st January 2026, including consideration of two recommendations:
 - i) Swanage Neighbourhood Plan website – to recommend approval of creation of website and allocate budget at the Council Meeting on 23rd February 2026
 - * ii) Draft Pre-submission Swanage Neighbourhood Plan 2026-2043 – to recommend its approval for Regulation 14 public consultation at the Council Meeting on 23rd February 2026 (subject to amendments to be made at a workshop of SNP Steering Group Members)
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- * Under Standing Order No. 1 c), it is envisaged that in view of the confidential nature of the business to be transacted, it is advisable in the public interest that the press and public will be excluded from the Meeting during consideration of agenda item 7 a) ii) (to preserve the integrity of the forthcoming public consultation process).

SWANAGE TOWN COUNCIL

PLANS FOR CONSIDERATION ON MONDAY 2nd FEBRUARY 2026

<u>Delegated Applications</u>		
* 1.	P/ADV/2026/00133	Swanage Conservation Area 12 & 14 Station Road, Swanage, BH19 1AE Display two fascia signs and one illuminated projection sign.
* 2.	P/FUL/2026/00134	Swanage Conservation Area 12 & 14 Station Road, Swanage, BH19 1AE Alterations to shop front. Display two fascia signs and one illuminated projection sign.
* 3.	P/FUL/2026/00187	Swanage Conservation Area 12A Station Road, Swanage, BH19 1AE Change of use, and conversion of first and second floor of 12-12a Station Road to form 1no. additional 2-bedroom flat. Demolition of the rear storage building, and erection of 1no. 2-bedroom maisonette.
4.	P/HOU/2026/00018	60 Queens Road, Swanage, BH19 2EU Erect single storey rear extension, bin store, garden room, and landscaping. Remove chimney stack.
5.	P/HOU/2026/00368	Swanage Conservation Area 14 Manor Road, Swanage, BH19 2BJ Erection of raised decking/balcony structure to rear of the property.
* 6.	P/HOU/2026/00428	87 D'Urberville Drive, Swanage, BH19 1QN Demolish conservatory and porch, replace with new garden room extension. Erect porch and rear single storey kitchen extension.
7.	P/LBC/2026/00367 LISTED	Herston Conservation Area Listed Building Consent 14 Bell Street, Swanage, BH19 2SA Repair existing stone roof. Window and door changes to existing rear extension with replacement roof finish.
8.	P/VOC/2025/07383	Variation of Condition 102 Victoria Avenue, Swanage, BH19 1AS Variation of condition 7 of approved planning application No. P/FUL/2022/05040 (Sever plot, erect four apartments, and parking. Form access.) to amend landscaping details.
<u>For information only</u>		
9.	P/NMA/2026/00209	Non-Material Amendment Purbeck Heights, Priests Way, Swanage, BH19 2RS Non material amendment to approved planning application No. P/RES/2023/03476 , to introduce a phasing plan to the list of plans at condition 1.

<u>Applications for Tree Works</u>	
<u>P/TRC/2026/00141</u>	Swanage Conservation Area Spring Garden, Town Hall Lane, Swanage, BH19 1EX T1 Sycamore - Prune side lateral growth on the south side growing over boundary with 68 High Street back to boundary/suitable pruning points. T2 Sycamore - Prune side lateral growth on the south side growing over boundary with 68 High Street back to boundary/suitable pruning points.
<u>P/TRT/2026/00411</u>	Wordsworth Court, Belle Vue Road, Swanage, BH19 2HR T1 Holm Oak (Quercus ilex) - Re-pollard to previous points approximately 1.5-2.5m growth.
<u>P/TRT/2026/00445</u>	Harbour St Bride, Durlston Road, Swanage, BH19 2HZ T001 Oak - Removal of the lowest two primary limbs and some minor pruning of secondary and tertiary branches to provide 2-3m clearance from the existing building. The outer crown will require a reduction of branch ends by approximately 3m to the height and its eastern, southern, and western sides (just above the old pruning points). The retained tree will be contained at a height of about 12m and radius of 4-5m. (See Report Reference WT 068-25 TWAP)

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 #.