

Minutes of the Extraordinary Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 20th APRIL 2026** at 4.00 p.m.

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor C Sutton

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

There were no members of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Election of Chairman

In the absence of the Committee Chairman, it was proposed by Councillor Vile, seconded by Councillor Sutton and RESOLVED UNANIMOUSLY:-

That the Town Mayor, Councillor Bonfield, should assume the Chair for the meeting.

2) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Burridge, Foster, and Tomes.

3) 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 on this occasion.

Planning

4) Plans for consideration

Delegated Applications

* P/FUL/2026/00187

Swanage Conservation Area

Reconsultation – amended plans

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 flat. Demolition of the rear storage building and erection of 1no. 2-bedroom maisonette.

OBSERVATION: No objection, providing any approved proposal complies with the Design and Conservation Officer's report and any recommendations contained therein.

P/HOU/2026/01416

Saltwinds, Belle Vue Road, Swanage, BH19 2HP

Proposed extensions and alterations to provide ground and first floor accommodation, and to refurbish outbuildings.

OBSERVATION: The Town Council recommends refusal of the proposal as submitted. It supports the officer's pre-application advice report dated 2nd February 2026 and the comments therein, in particular regarding the proposed addition of a tall, steeply pitched roof to provide a loft room and covered balcony, which is considered to appear out of character, intrusive, and contrived within its setting in Belle Vue Road.

P/HOU/2026/01619

Durlston Wall, 3 Belle Vue Road, Swanage, BH19 2HP

Demolition of stone pavilion, and partial demolition and alteration of stone boundary wall. Erection of replacement fence along eastern boundary.

OBSERVATION: No objection. However, the Town Council wishes to note that the description of this proposal is somewhat misleading as it refers to an 'alteration of stone boundary wall' when the submitted details indicate that the works involve partial demolition and repair/rebuilding of part of the existing stone boundary wall (as set out in the Planning and Heritage Statement dated 19th March 2026).

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 #.

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

Consideration was given to the following proposed tree works:-

P/TRC/2026/01944

Herston Conservation Area

399 High Street, Swanage, BH19 2NP

Cordyline (Cordyline Australis) - Remove.

OBSERVATION: The Town Council raises no objection to the proposed removal of the Cordyline. The species is non-native and is considered disproportionate in scale for the small garden, where it has become overgrown and overbearing.

6) Items of Information and Matters for Forthcoming Agendas

There were no matters raised.

7) Date of next meeting

The date of the next meeting had been scheduled for Wednesday 6th May 2026.

The meeting closed at 4.15 p.m.