

Draft Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 5th JANUARY 2026** at 7.00 p.m.

Chairman: -

Councillor T Foster

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor P Burridge

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: -

Miss N Clark

Planning and Community Engagement Manager

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

Public Participation Time

The following matters were raised:

Planning application No. P/FUL/2025/07088 Rooftop, Mowlem Court, Rempstone Road, Swanage, BH19 1DR – concerns expressed about the proposal for a 5G mast to be installed on the roof of the Mowlem Court building. These included:-

- Potential health and safety concerns relating to 5G technology, the limited information provided by the applicant, and reference made to the International Commission on Non-ionising Radiation Protection (ICNIRP) guidelines.
- Potential noise nuisance and disturbance to residents of Mowlem Court and surrounding properties.
- Concerns regarding Dorset Council's response timescale to this application, which had been impacted/reduced by the Christmas closedown period, and a question as to whether a recommendation would be made for the application to be considered at the next full Council Meeting. It was confirmed by the Chairman that the Committee had delegated authority to respond.
- Concerns about the limited public consultation regarding these proposals, with attention drawn to the Gunning Principles.
- A question as to whether antenna signal boosters would also be installed around the town.
- A request for the Town Council to support these concerns when considering its response to the application.

The Chairman reminded members of public present that the Town Council was a statutory consultee for all planning applications relating to the parish of Swanage, and that Councillors' comments were sent to Dorset Council, which, as the local planning authority, was responsible for determining the applications. It was also noted that an extension of time for receipt of the Town Council's response had been agreed by Dorset Council.

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.

Planning application No. P/HOU/2025/07201 11 Greensands Way, Swanage, BH19 1FD – Councillor Tomes declared a non-pecuniary interest by reason of being the owner of a nearby property.

Planning

3) Plans for consideration

Delegated Applications

P/FUL/2025/06855

Rear Flat, 15-17 Institute Road, Swanage, BH19 1BT

Repairs to roof, chimney, parapets, and gutters, and replacement balustrade, fence, and gate.

OBSERVATION: The Town Council has no objection to the proposals, and feels that the planned repairs and replacements will result in an overall improvement to the appearance and condition of the property and its setting within the Swanage Conservation Area.

* P/FUL/2025/07019

Cranborne, 3 Ilminster Road, Swanage, BH19 1DZ

Remove the existing brickwork chimney and reroof over the existing opening in small plain clay tiles to match and line existing.

OBSERVATION: No objection.

During consideration of the following item the Chairman invoked Standing Order No.1 p. to briefly suspend the meeting so as to allow a member of public present to address the Committee and respond to questions regarding/relevant to the application.

* P/FUL/2025/07088

Rooftop, Mowlem Court, 10 Rempstone Road, Swanage, BH19 1DR

Proposed installation of a telecommunications base station comprising a 6.5m flagpole, supporting 3no. antennas within a shroud, 4no. dishes, and 4no. cabinets, together with ancillary development thereto.

OBSERVATION: The Town Council strongly recommends refusal of the application. Following careful consideration, and having received a significant number of representations from members of the public, including during Public Participation Time before this meeting, the Council raises the following concerns about the proposal:

Dorset National Landscape (DNL) - the whole parish of Swanage lies within the DNL. Councillors consider that the proposed development may have an adverse impact on protected landscape qualities, as well as potential adverse effects on local wildlife. The application does not provide sufficient assessment of these risks.
Potential adverse impact on the Swanage Conservation Area (SCA) - the site occupies a highly visible and prominent location within the town centre and lies within the SCA, adjacent to important public leisure and recreation spaces including the Recreation Ground, Swanage Bandstand, Swanage War Memorial, and the Trevor Chadwick Playground.

The proposed structure is considered intrusive, visually incongruous, and detrimental to the character and appearance of both the host building and the surrounding area (overall height 24.25m). Councillors are concerned that the scale and form of the installation would harm the setting of these valued community assets.

Potential noise and disturbance – Councillors note, and support, the concerns raised locally regarding potential noise and disturbance arising from the operation and maintenance of the mast, antennas, associated dishes, and equipment cabinets. These concerns are heightened due to the proposed installation's positioning and its very close proximity to the flats in Mowlem Court and other surrounding residential properties.

Additional matters/concerns:

Public concerns regarding health and 5G technology – a significant number of representations were made during Public Participation Time regarding potential health concerns associated with 5G technology. Councillors request clear confirmation that DC's assessment of this proposal will ensure full compliance with the International Commission on Non-ionising Radiation Protection (ICNIRP) guidelines. Councillors note that published advice regarding the potential impacts (both for and against) of 5G technology is complex and appears at times contradictory. It is also noted that a single 5G mast may provide coverage for up to one million devices. Members wish to emphasise that the health and safety of the community must be paramount when determining this proposal.

Review of representations and compliance with ICNIRP - further to the public representations received, the Council requests confirmation that all correspondence submitted to DC regarding this application will be given due consideration and due diligence. The Council also seeks assurance that DC's decision-making process will not rely solely on national planning policy or on a self-certified ICNIRP declaration from the applicant.

Public consultation – in light of comments and concerns raised by members of the public during Public Participation Time regarding a lack of consultation with residents, the Council seeks clarification on the nature and extent of the public consultation that the telecommunications company is obliged, or proposes, to undertake with residents of Swanage in relation to the proposed installation. (These concerns also relate to associated Prior Approval planning application No. P/PAEL/2025/07103).

P/HOU/2025/07100

21 Prospect Crescent, Swanage, BH19 1BD

Erect gable roof extension to form two additional bedrooms. Addition of cladding to the ground floor front gable wall and return elevations.

OBSERVATION: The Town Council has no objection to the proposed works, subject to:

- Mitigation of any concerns received from neighbouring properties relating to potential adverse effects on amenity, including issues of overlooking and loss of privacy.
- The submission of an acceptable Sustainability Checklist.

Further to his declaration under Item No. 2) Councillor Tomes remained in the room during consideration of the following item, but did not take part in any discussion, decision, or vote.

* P/HOU/2025/07201

11 Greensands Way, Swanage, BH19 1FD

Erect a single storey rear extension.

OBSERVATION: The Town Council has no objection to the proposal in principle. However, the Council notes that the submitted plans show the installation of new doors to the rear of the garage

building and from the garage into the proposed extension (not referenced in the description of the development above). The Council recommends that, should permission be granted, it be conditioned that the garage building is used solely for purposes incidental to the residential use of No. 11. Furthermore, the Council would object to:

- Severance of the site to create a separate plot for future habitation.
- The creation of a separate address.

* P/HOU/2025/07442

5 Beach Gardens, Swanage, BH19 1PG

Retain shed in rear garden.

OBSERVATION: The Town Council has no objection to the proposal in principle. However, the Council notes the concerns submitted to Dorset Council by neighbouring residents and recommends that, if permission is granted, it should be conditioned that this building is used solely for purposes incidental to the residential use of No. 5. Furthermore, the Council would object to:

- Severance of the site to create a separate plot for future habitation.
- The creation of a separate address.

For information only

* P/NMA/2025/07451

Non-Material Amendment

Former Purbeck View School, Northbrook Road, Swanage, BH19 1PR

Non-material amendment for condition 4 of approved planning application No. 6/2009/0708 (Demolish existing classroom and erect new 6 bedroomed residential unit.) to be varied to state: 'The building hereby approved shall only be used for purposes incidental and ancillary to the lawful use of land and premises of the former Purbeck View School'.

* P/PAEL/2025/07103

Prior Approval - Electronic Communications Network developments

Verge opposite Harrow House, Harrow Drive, Swanage, BH19 1PE

The installation of 1no. 20m monopole supporting 9no. antennas, and 2no. 300mm dishes, the installation of 1no. wraparound cabinet and 5no. equipment cabinets, and ancillary works thereto. This application is not a planning application but a request for Dorset Council to determine whether or not Prior Approval is required for the proposal.

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 *.

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

Consideration was given to the following proposed tree works:-

P/TRC/2025/07411

Swanage Conservation Area

1 Springhill, Swanage, BH19 1EY

T1 Silver Birch - Reduce to a height of 5 to 6 metres (current height approximately 10 metres).

OBSERVATION: No objection.

Swanage Conservation Area

57 Queens Road, Swanage, BH19 2EW

T1 Beech - Reduce laterals growing east and west by 1-2 metres. Thin by 5%.

T2 Conifer - Reduce height by 3-4 metres, and trim sides leaving a green covering.

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 (DC) – Draft Licensing Policy 2026-2031

The Committee noted receipt of the consultation on Dorset Council's Draft Licensing Policy 2026–2031, which outlined how the Licensing Authority would discharge its functions under the Licensing Act 2003 during the forthcoming five-year period. Members were reminded that the policy aimed to promote the four statutory licensing objectives. Licensable activities covered by the policy included the retail sale of alcohol, the supply of alcohol in clubs, the provision of late-night refreshment, and regulated entertainment.

The draft policy was aligned with the Dorset Council Plan 2024–2029 and sought to:

- Protect young people from harm
- Balance the needs of businesses and local residents
- Encourage tourism and a vibrant, diverse night-time economy
- Reduce alcohol misuse
- Minimise unnecessary regulation

Committee Members wished it to be noted that the document had been appropriately reviewed and confirmed that they had no further comments to make.

6) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council (DC) Town and Parish Council Forums 2026 – a reminder was given that DC would be hosting planning and building control update sessions for Town and Parish Councils on 3rd February, 16th June, and in October 2026. These sessions would include updates on the Dorset Local Plan, Dorset Design Code, Local Nature Recovery Strategy, Neighbourhood Plans, Planning Enforcement, and Building Control, and would provide Councillors and officers with an opportunity to raise questions on these matters.

7) Date of next meeting

The next meeting had been scheduled for Monday 2nd February 2026.

The meeting closed at approximately 8.00 p.m.