

SWANAGE TOWN COUNCIL

Dr Martin Ayres
Town Clerk

Town Hall
SWANAGE
Dorset
BH19 2NZ

2nd September 2026

Dear Councillor

Planning and Consultation Committee

A meeting of the above Committee will be held at the **TOWN HALL, HIGH STREET, SWANAGE** on **MONDAY, 7th SEPTEMBER 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
Bonfield, Burridge, Lejeune, and Sutton.
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) The Local Government Boundary Commission for England – consultation on draft recommendations for ward boundaries in Dorset
(Closing date for responses 9th November 2026)

For further information and to 'Have your say', please visit:

- [dorset_dr_full_report.pdf](#)
- [dr - summary - dorset.pdf](#)
- [Dorset | LGBCE](#)

Neighbourhood Planning

6. Swanage Neighbourhood Plan (SNP) Steering Group
 - a) Matters arising from SNP Steering Group Meeting held on 3rd September 2026
7. Items of Information and Matters for Forthcoming Agendas
8. Date of next meeting – Monday 5th October 2026

SWANAGE TOWN COUNCIL

PLANS FOR CONSIDERATION ON MONDAY 7th SEPTEMBER 2026

<u>Delegated Applications</u>		
# 1.	P/ADV/2026/04385	Advertisement Consent Swanage Conservation Area Lifeboat House, Peveril Point Road, Swanage, BH19 2AY Install information boards. Erect courtyard stone walls (to replace sections of existing metal rail guarding) and install an Air Source Heat Pump (ASHP).
# 2.	P/FUL/2026/04384	Swanage Conservation Area Lifeboat House, Peveril Point Road, Swanage, BH19 2AY Install information boards. Erect courtyard stone walls (to replace sections of existing metal rail guarding) and install an air source heat pump (ASHP).
3.	P/FUL/2026/04470	Swanage Conservation Area 14 & 15 The Parade, Swanage, BH19 1DA Regularisation of No. 15, the ground floor café/restaurant (Use Class E(b)). Change of use of the upper floors of 15a from Use Class C3 (dwelling house) to Use Class C1 (four en-suite letting rooms), and formal approval of the holiday-let use of 14a.
4.	P/HOU/2026/02501	Reconsultation - amended plans Swanage Conservation Area 15 Manor Road, Swanage, BH19 2BH Construct new higher roof including new gables to the front and rear elevations, with enclosed balcony on the front elevation, and erect ground floor extensions. Convert garage into an annexe for ancillary use to the dwelling.
5.	P/HOU/2026/03750	Swanage Conservation Area 18 Queens Road, Swanage, BH19 2ER Convert garage to sauna and gym. Install balcony to garage roof with stairs.
6.	P/HOU/2026/03869	77 Bay Crescent, Swanage, BH19 1RD Erect single storey rear in-fill flat roof extension, lengthen front balcony, window and door alterations, increase size of rear patio (including planters and steps), and to convert rear redundant tennis court into a Pickle Ball court within a Purbeck Stone walled enclosure.
7.	P/HOU/2026/04417	10 Redcliffe Road, Swanage, BH19 1NE Convert attached single garage to garden room/store. Alterations to windows and doors, including inserting three bay windows. Extend low level garden wall on front boundary, with new pedestrian and vehicle access, and dropped kerb.
8.	P/HOU/2026/04420	10A Hillsea Road, Swanage, BH19 2QN Erect single-storey rear extension, partial conversion of existing garage to utility room, erection of summer house and pergola, and associated landscaping alterations.

9.	P/HOU/2026/04490	Swanage Conservation Area 98 High Street, Swanage, BH19 2NY Loft conversion with dormer window and balcony, onto existing flat roof. Installation of solar panels, air source heat pump, and air conditioning
10.	P/LBC/2026/04489 LISTED	Listed Building Consent Swanage Conservation Area Swanwic House, 41a Kings Road West, Swanage, BH19 1HF Removal of internal walls and internal doors on the ground floor.
11.	P/LBC/2026/04636 LISTED	Listed Building Consent Swanage Conservation Area 3 Convent Mews, 93 High Street, Swanage, BH19 2LZ Partial removal of two ground floor internal stud partitions and doors, and construction of internal pantry.
12.	P/VOC/2026/04244	Durlston Wall, 3 Belle Vue Road, Swanage, BH19 2HP Variation to condition 2 of planning permission P/HOU/2025/01431 (Partial demolition, alterations and extension to the existing dwelling.) to make minor changes to the size and positioning of openings, a reduction in the width, and internal alterations.
<u>Applications for Tree Works</u>		
	P/TRT/2026/04273	Tree Preservation Order The Ridge, 6 Durlston Road, Swanage, BH19 2DL T1 Holm Oak: - Reduce the primary branch above the BT lines on the western side of the canopy by approximately 2 metres to suitable pruning points. - Reduce the foliage on the secondary branch adjacent to and above the BT lines by approximately 1–1.5 metres. - Reduce the remaining western canopy branch by approximately 1–2 metres bringing the western side back into the inner crown. - Crown lift to approximately 3.5 metres by removing or reducing secondary and tertiary branches only. - On the northern side reduce the lowest branch back into the inner crown by approximately 2 metres. - Continue the reduction around the northern and upper crown reducing selected branches by approximately 1–2 metres to bring the canopy back in line with the inner crown. - On the eastern side reduce selected branches by up to 1 metre to refine the crown. - Carry this shaping through the upper crown reducing the top of the crown by up to 1 metre.
	P/TRT/2026/04506	22 Bon Accord Road, Swanage, BH19 2DT T1 Sycamore - Crown raise to 4 metres to clear BT lines. T2 Sycamore - Crown raise to 4 metres to clear BT lines. T3 Twin-stem Cherry - Reduce overextended stem by 2-3 metres. The remaining stem crown reduce by 0.5 -1 metre. T4 Lime - Crown raise to 4 metres on the north garden side only. T6 Birch - Prune laterals towards property by 1-2 metres. T7 Ash - Prune lower laterals towards property by 1-2 metres. T8 Sycamore - Prune lower laterals by 1-2 metres towards driveway. T9 Sycamore - Prune lower laterals by 1-2 metres towards driveway. T10 Ash - Fell. OR - Crown raise to 2-3 metres over driveway. T11, T12 and T13 - Various Buddleia - Coppice.

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 #.