

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall,  
Swanage on **MONDAY, 1<sup>st</sup> DECEMBER 2025** 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 five members of the public present at the meeting.

**Public Participation Time**

The following matters were raised:

**Revised planning application No. P/FUL/2025/04992 Durlston House, 3 Lighthouse Road, Swanage, BH19 2JH** – a local resident reiterated that they had no objection in principle to the redevelopment of the site, but continued to have several concerns about the revised proposal.

These included:-

- Overlooking and loss of privacy.
- Scale and massing – concern that the extent of development across the width and depth of the site appeared unchanged, potentially resulting in a dominating and oppressive impact on neighbouring properties and the character of the area. Comments were also made that the proposed floor area of the proposed dwelling would be more than double that of the existing property, with a substantially increased height.
- A request was made for the Town Council to support these concerns when considering its response to the application.

**Planning application No. P/HOU/2025/06366 Ballard Down Cottage, Whitecliff Road, Swanage, BH19 1RL** – comments were made in support of the proposal. It was noted that the applicant had sought pre-application advice from Dorset Council and had followed the guidance provided.

**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.

No declarations were made on this occasion.

**Planning**

3) **Plans for consideration**  
**Delegated Applications**

P/FUL/2025/04992

**Revised application**

**Durlston House, 3 Lighthouse Road, Swanage, BH19 2JH**

Erect a dwelling with detached garage and a shed. Relocate access with gates and pillars, and associated site works. Demolish existing dwelling and buildings.

**OBSERVATION:** The Town Council strongly recommends refusal of this revised application. The minor amendments submitted do not address or mitigate the Council's original concerns, as set out in its comments dated 6<sup>th</sup> October 2025. These concerns remain wholly valid and unchanged. Additionally:

**Overlooking and loss of privacy** – the proposal to obscure-glaze the six large bedroom windows is not considered an acceptable solution. It does not mitigate the Council's previous concerns regarding the potential adverse impact on the amenities of adjoining neighbours, and such a measure may also be difficult to control or enforce in the long term.

**Historic Purbeck Stone wall** - the Council is pleased to note that the revised scheme proposes to retain the historic Purbeck Stone wall. The Council requests that this wall be retained in any future approved scheme for the site.

P/HOU/2025/06366

**Ballard Down Cottage, Whitecliff Road, Swanage, BH19 1RL**

Erect a part single storey part two storey extension including Juliet balcony. Insert dormer windows.

**OBSERVATION:** The Town Council has no objection to the proposed works which it feels will enhance the appearance of the property. This support is subject to the submission of an acceptable Sustainability Checklist and the satisfactory completion of the points raised by the Planning Officer in the Pre-application Advice Report.

P/HOU/2025/06373

**15 Cluny Crescent, Swanage, BH19 2BP**

Erect single storey rear extension with roof terrace. Replace access stair to lower garden level. Re-landscape rear garden. Replace existing flat roof to front porch with pitched roof.

**OBSERVATION:** The Town Council has no objection to the proposals, and feels that the proposed improvements to the front porch will enhance the property and its setting within the Swanage Conservation Area.

P/HOU/2025/06427

**8 Streche Road, Swanage, BH19 1NF**

Remove existing dormer, install new dormers to front. Erect new porch, rear extension, and new gable roof to rear with Juliet balcony.

**OBSERVATION:** The Town Council has no objection to the proposed works, subject to the submission of an acceptable Sustainability Checklist.

\* P/OUT/2024/03253

**Revised application**

**Harrow House, Harrow Drive, Swanage, BH19 1PE**

Outline application with all matters reserved (except for access, scale and layout) for the erection of up to 83 dwellings including the conversion of an existing building, with associated infrastructure, landscaping and parking (revised plans submitted and description amended to 83 dwellings in November 2025).

**OBSERVATION:** The Town Council strongly recommends refusal of this revised application. The further minor amendments made to the proposal do not address or mitigate the Council's original concerns, as detailed in its comments dated 5th August 2024 and 2<sup>nd</sup> June 2025. These concerns remain wholly valid and unchanged.

As previously stated, the Council continues to express fundamental objections, particularly regarding the complete absence of community-led, genuinely affordable housing within the proposed development. The Council also wishes it to be noted that it is in full support of the Housing Enabling Team's report dated 14<sup>th</sup> November 2025, and reiterates its strong recommendation that Dorset Council requires a clear and enforceable commitment to affordable housing provision of at least 30%, in accordance with Policies H9, H10, and H11 of the Purbeck Local Plan 2018-2034, as a condition of any future planning approval for the site.

**Additional comments:**

Further to the Council's comments of 5<sup>th</sup> August 2024 and 2<sup>nd</sup> June 2025 relating to this proposed development, it has yet to receive a response regarding the outcome of its request for the submitted Economic Viability Assessment to be independently scrutinised.

P/VOC/2025/06630

**2 Peveril Road, Swanage, BH19 2DH**

Erect side extension, increase the extent of the roof and internal alterations (with variation to condition 2 of planning permission P/HOU/2024/03746 to make changes to the size of roof windows).

**OBSERVATION:** No objection.

**For information only**

P/CLP/2025/06894

**Certificate of Lawful Development Proposed**

**12 Jubilee Road, Swanage, BH19 2SF**

Lawful Development Certificate for continuation of building of the erection of a new village hall incorporating a self-contained 2-bedroom flat approved under planning permission P/FUL/2021/03705 by the digging of a trench for foundations.

**Appeal information**

P/FUL/2025/05295

**Notification of Appeal**

**Flat 1, 9 Stafford Road, Swanage, BH19 2BQ**

Replace white single glazed windows with white double glazed UPVC windows.

**Appeal start date:** 26<sup>th</sup> November 2025

An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant planning permission. The appeal would be determined on the basis of Written representations.

**OBSERVATION:** The Committee did not wish to modify or withdraw its previous comment dated 6<sup>th</sup> October 2025, therefore, no further action was required at this time.

**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:-

## **Tree Preservation Orders**

### **Durlston Country Park, Lighthouse Road, Swanage, BH19 2JL**

(1) Sycamore: Fell.

(6) Sycamore: Fell.

(9) Holm Oak: Remove over-extended low primary branch highlighted in red on the photo submitted.

(10) Holm Oak: Reduction of the furthest extended tertiary and secondary branches to the east by no more than 2m to suitable growth points.

(12) Holm Oak. Remove 4 branches highlighted in red on the photo submitted.

(13) Holm Oak: Remove 3 branches highlighted in red on the photos submitted.

(16) Holm Oak: Fell.

(17) Lawsons Cypress: Fell.

(21) Ash: Remove 3 limbs as highlighted in red on the photo submitted.

(22) Holm Oak: Reduction of the furthest extended lateral branches to the south and east by up to 2m to suitable growth points.

(23) 5 x Sycamore: Request to fell (all as shown in photos across numbers 23, 24, 25 and 26).

**OBSERVATION:** The Town Council has no objection to the proposed tree works. Committee Members were pleased to note that the Park had completed an order with The Conservation Volunteers (TCV) 'I dig trees' 2025 campaign (a community-led tree-planting programme) and would be planting 175 new native species trees across the TPO areas in February 2026.

## **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 – Dorset's Minerals and Waste Plan Update and Review Consultation 2025**

It was reported that Dorset Council's existing Minerals and Waste Plans were out of date and that the Council was beginning a review to produce a single, updated Minerals and Waste Plan for Dorset. The review would determine how much mineral should be produced over the next 15–20 years, where extraction should take place (in Dorset), and how Dorset's waste could be managed safely and sustainably.

A draft Vision for the new Plan had been prepared, and Dorset Council was seeking views and comments through public engagement to inform the next stages of the Plan's development. Members noted that the existing Plans were technical in nature.

The Committee agreed with Dorset Council's proposed Vision and had no further comments at this stage. Members looked forward to reviewing and commenting on the new Plan in due course.

## **Licensing**

### **6) To note receipt of the following consultation document, and to determine the Council's preferred method of response, if any:**

#### **a) Dorset Council – Application for a new Street Trading Consent – SOLD TO YOU LIMITED Trading as The Great British Hot Dog Company, 49 Holmes Road, Swanage, BH19 2JT – from Easter to 30<sup>th</sup> September 2026, in Shore Road, Swanage, BH19 1LB**

Further to Minute No. 7 a) of the Planning and Consultation Committee meeting held on 3<sup>rd</sup> November 2025, Committee Members gave careful consideration to the proposed alternative site for the hot dog cart at the northern end of Shore Road. During the discussion, the Committee raised the following comments and concerns, which they felt would need to be mitigated before Dorset Council could make an informed decision on the site:

- **Width of pavement** – Committee Members noted that in the busy summer months, the cart could exacerbate congestion and potentially block the pavement, which experiences high footfall, particularly from families with children.
- **Accessibility** - the proposed location was adjacent to an access ramp to the beach, two well-used benches, and a beach information sign, and any obstruction could affect safe and convenient access.
- **Pedestrian safety** – the area included a launch ramp for boats close to the site, raising concerns about the safety of pedestrians.
- **Site visit** - in light of the above potential issues, Committee Members recommended that Dorset Council undertake a site visit and a full Health and Safety Risk Assessment of the area.
- **Waste management** - Members noted the need to ensure that adequate waste bin capacity was available for the proposed use.
- **Further consultation** – Members requested that Dorset Council consult with nearby business owners and the private beach owner (North Beach).
- **Trial period** – if Dorset Council was minded to grant consent, Members recommended that approval be limited to a one-year trial, to be reviewed thereafter.

It was therefore proposed by Councillor Foster, seconded by Councillor Vile and  
**RESOLVED UNANIMOUSLY:-**

That the Town Council submits the above comments to  
Dorset Council as its formal response to the application  
for a new Street Trading Consent.

## **Neighbourhood Planning**

### **7) Swanage Neighbourhood Plan (SNP) Steering Group**

#### **a) Update from the Meeting of the SNP Steering Group held on 26<sup>th</sup> November 2025**

Further to Minute No. 6 a) of the Planning and Consultation Committee Meeting held on 6<sup>th</sup> October 2025, updates were provided from the Steering Group meeting held on 26<sup>th</sup> November, which included:

- **Dorset Coast Forum (DCF) – Informal community engagement surveys**  
DCF representatives had provided early headline findings from the community engagement surveys. Responses received: 140 adults and 121 children/young people. The full engagement report was expected within two weeks and would inform the draft Pre-submission SNP.
- **SNP Project Plan**  
The planning consultant had updated the Project Plan to reflect the extended community engagement survey periods.
- **Steering Group Vacancy - Community Member**  
Applications for the community member vacancy had been received and were under consideration. The Steering Group anticipated appointing the new member by the end of the week.
- **Locality/AECOM Site Options and Assessment Report**  
Following review of the draft report on 27<sup>th</sup> October, the Steering Group had submitted a list of required amendments to AECOM via the planning consultant. AECOM would resubmit the amended report to Locality for sign-off before it returned to the Steering Group for final review.
- **Dorset Council (DC) Local Plan Options Consultation 2025 – Swanage Sites**  
On 26<sup>th</sup> November, councillor members of the Steering Group and the planning

consultant had met with developers for DC's potential residential development site LA/SWAN/002 and 007 Land north and west of Prospect Allotments to better understand their proposals. The meeting was considered to have been informative and constructive, with further engagement planned. Arrangements were now being made for a meeting with the developer for DC's option site LA/SWAN/016 Purbeck View School.

8) **Items of Information and Matters for Forthcoming Agendas**

There were no matters raised.

9) **Date of next meeting**

The next meeting had been scheduled for Monday 5<sup>th</sup> January 2026.

The meeting closed at 7.55 p.m.