

Minutes of the Extraordinary Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **THURSDAY, 11<sup>th</sup> JUNE 2026** at 6.00 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: -

Councillor C Moreton

Swanage Town Council

Dr M Ayres

Town Clerk

Miss N Clark

Planning and Community Engagement Manager

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

**Public Participation Time**

The following matters were raised:

**Revised outline planning application No. P/OUT/2024/03253 Harrow House, Harrow Drive, Swanage, BH19 1PE**

- Concerns were expressed regarding the absence of genuinely affordable housing provision, the proposal's non-compliance with planning policy, and that it also failed to recognise the recommendations made in the Dorset Local Plan Options Consultation. However, support was expressed regarding the retention and conversion of the main Harrow House building.
- Further concerns were raised regarding the scale, massing, and visual impact of the proposed development.
- Attention was drawn to the proposed loss of existing sports facilities and whether there would be a financial contribution made by the developer towards replacement provision or other community benefits.
- Comments were made that there was a greater need for affordable housing within Swanage than for additional market housing.
- Concerns were expressed regarding potential adverse impacts on neighbouring properties, including privacy, outlook, and loss of light.
- Further concerns were raised regarding the size and siting of some of the proposed dwellings, particularly those located close to site boundaries, the inclusion of rooms within roof spaces, and possible light pollution.
- Comments were made regarding the potential impact of the development on wildlife and biodiversity on the site. Attention was drawn to an increase in wildlife reported to have been observed since the closure of the school, including foxes and badgers, together with sightings of Peregrine Falcons.
- Objections were raised regarding the extent of hard surfacing proposed within the development and the potential impact on surface water drainage and disposal, particularly in light of climate change considerations.
- Disappointment was expressed that a number of revised planning applications had been submitted by the developer to Dorset Council in relation to the proposal.

1) **Apologies**

There were no apologies given for inability to attend the Meeting.

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/OUT/2024/03253

**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 73 dwellings including the conversion of an existing building, with associated infrastructure, landscaping and parking (revised plans submitted and description amended to 73 dwellings in June 2026).

**OBSERVATION:** The Town Council strongly recommends refusal of this latest revised application. The further amendments submitted do not address or mitigate the Council's original concerns, as set out in its comments dated 1<sup>st</sup> December 2025, 2<sup>nd</sup> June 2025, and 5<sup>th</sup> August 2024 (copies of which are attached to the end of these minutes). These concerns remain wholly valid and unchanged. The Council wishes to reiterate that it continues to have fundamental objections to the proposal and remains deeply concerned by the complete absence of community-led, genuinely affordable housing within the development. The town is in urgent need of truly affordable housing, including social rented housing, affordable rented housing, and affordable home ownership opportunities for local people and young families. The Town Council would strongly expect Dorset Council to require 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, which should be secured as a condition of any future planning approval for the site.

Attention is also drawn to:

- **Dorset Council Local Plan Options Consultation (August to October 2025)** – Site Code LA/SWAN/017, Harrow House. The Options Consultation estimated the site's capacity at 'around 45 homes', and stated 'Proposed approach: Appropriate density of development for the location. Redevelopment of the site should take account of surrounding layouts and densities.'
- **Economic Viability Assessment** – further to the Town Council's previous representations to Dorset Council, it has yet to receive a response regarding the outcome of its request for the submitted Economic Viability Assessment to be independently scrutinised. The Council would welcome a copy of the Assessment.

**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 #.

**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 Monday 6<sup>th</sup> July 2026.

The meeting closed at approximately 6.25 p.m.

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**EXTRACT FROM:** 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.

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.

There were no declarations to record on this occasion.

**Planning**

3) **Plans for consideration**

**Delegated Applications**

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 (copies attached below).

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.

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## **EXTRACT FROM:**

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 2<sup>nd</sup> JUNE 2025** at 7.00 p.m.

Chairman: -

Councillor T Foster

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor J Lejeune

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

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

### **Public Participation Time**

The following matter was raised:

**Planning application No. P/OUT/2024/03253 Harrow House, Harrow Drive, Swanage, BH19 1PE** – a representative of The Purbeck Society expressed major concerns regarding the absence of genuinely affordable housing within the proposed development of up to 93 dwellings.

#### **1) Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Sutton and Tomes.

#### **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/2025/02834 Tor Cottage, 11 Victoria Road, Swanage, BH19 1LY** – Councillor Lejeune declared a non-pecuniary interest by reason of being a personal acquaintance of the applicant.

There were no further declarations to record on this occasion.

### **Planning**

#### **3) Plans for consideration**

##### **Delegated Applications**

P/OUT/2024/03253

##### **Revised plans and information**

##### **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 93 dwellings, including the conversion of an existing building, with associated infrastructure, landscaping and parking.

**OBSERVATION:** The Town Council strongly recommends refusal of this application. The 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 (copy attached). These concerns remain wholly valid and unchanged.

The Town Council continues to express fundamental objections, in particular to the lack, or complete absence, of genuinely affordable housing within the proposed development. This shortfall remains a significant and unacceptable issue within the context of local housing needs, particularly for low- to moderate-income households, it is essential that any development of this scale includes a meaningful proportion of affordable homes that reflect local affordability criteria, not just national benchmarks.

The absence of genuinely affordable housing is not merely appalling and inexcusable to the Council, it represents a fundamental flaw in the proposal (PLP Policies H9 & H11: Housing Mix, and Affordable Housing). This shortcoming calls into question the development's overall suitability, fairness, and alignment with both planning policy and community priorities. As evidenced by local housing need statistics, Swanage does not need more houses, it needs more affordable homes, and without the inclusion of truly affordable homes, the proposal risks exacerbating existing housing inequalities and fails to make a positive contribution toward the broader goals of sustainable and inclusive community growth.

The Council therefore strongly urges Dorset Council to require a clear, enforceable commitment to affordable housing provision as a condition of any planning approval.

**Additional comments:**

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

The Council seeks clarification regarding the proposed number of dwellings to be constructed, the revised plans would suggest that this has now been reduced to 85, however, the application description still states 'up to 93'.

The Council wishes its complete dismay and utter disillusionment to be noted that a revised planning application has been submitted so soon/before a decision has been made on the original application, which has also not taken into account or addressed the original concerns submitted by the local community in relation to this development.

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**EXTRACT FROM: Minutes of the Meeting of the PLANNING AND CONSULTATION COMMITTEE held at the Town Hall, Swanage on MONDAY, 5<sup>th</sup> AUGUST 2024 at 7.00 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor J Lejeune

Swanage Town Council – from 7.35pm

Councillor D Monkhouse

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor C Tomes

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Councillor S Brookes

Swanage Town Council

Councillor W Trite

Swanage Town Council

Dr M Ayres

Town Clerk

Miss N Clark

Planning and Community Engagement Manager

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

**Public Participation Time**

The following matters were raised:-

- **Planning application No. P/OUT/2024/03253 Harrow House, Harrow Drive, Swanage** – a number of concerns regarding a proposed new development of 93 residential dwellings, which included:-
  - **Lack of affordable housing for local people** – comments made that the proposed level of ‘affordable’ units was unacceptable.
  - **Highway issues** – concerns that access to the new development would be via a narrow, residential road, Walrond Road, and attention drawn to regular occurrences of inconsiderate parking and passing issues seen in the road. Comments made regarding visibility issues when exiting into Northbrook Road, the recent increase in traffic in that road due to a new residential development of 180 dwellings (which was nearing completion), and pedestrian safety concerns, in particular regarding schoolchildren walking to the St Mary’s Primary School and Pre-school. Further concerns raised regarding access for emergency vehicles, and the impact of construction traffic during any construction works.
  - **Infrastructure** – concerns regarding the already congested A351/A35 if more people decided not to use the ferry service in view of affordability, and the increased adverse impact on the environment this could bring. Further concerns regarding the increased impact on the sewerage system, which already experienced issues/blockages at times, and the possible impact on the town’s Blue Flag and Seaside Award.
  - **Lack of local services** - to support such an increase in resident numbers, in particular the town’s young people.
  - **Overbearing size and scale of part of the proposed development** – concerns regarding overlooking and loss of privacy for some properties in Cauldron Crescent. Lack of detail within the outline plans regarding elevations on the site. Comments were made that contact had been made with the developer regarding these concerns, but that no response had been received.
  - **Eastern Area Planning Committee (EAPC)** – a request made for the date and venue of the EAPC Meeting at which the outline planning application would be considered to be publicised widely to enable local residents to apply to speak at the meeting.

### 1) Apologies

There were no apologies given for inability to attend the Meeting.

### Planning

### 3) Plans for consideration

#### Delegated Applications

\* P/OUT/2024/03253

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

Outline application with all matters reserved (except for access) for the erection of up to 93 dwellings, including the conversion of an existing building, with associated infrastructure, landscaping, and parking.

**OBSERVATION:** Recommend refusal. The Town Council has major concerns regarding the proposals as follows:-

#### **Lack of affordable housing – Purbeck Local Plan (PLP) Policy H11: Affordable Housing**

The Town Council is extremely disappointed to note that the ‘affordable’ housing element of the proposed development of 93 dwellings is unacceptable at only 9.68% (9 dwellings). These are stated to be ‘starter homes’ which are all one-bedroom flats, and are subject to a price cap of £250,000 (after any discount applied), which is considered unaffordable to typical first-time buyers.

During the original community engagement undertaken by the developer the ‘affordable’ housing element proposed was 30% (28 dwellings). Local housing need statistics evidence that Swanage does not need more houses, its needs more affordable and social housing, with a mix of tenures to meet those needs (**PLP Policy H9: Housing Mix** - Provide a mix of housing, to include affordable options, that meets the needs of local people).

Major concerns are also raised regarding the submitted Economic Viability Assessment, and a request is made for this to be independently scrutinised.

#### **Highway issues – traffic generation, vehicular access, highway safety**

The housing development in Northbrook Road (Compass Point - 180 new dwellings) is nearing completion, and there has been a significant increase in vehicular traffic in Northbrook Road, and the surrounding area. Particular concerns are already held by the Town Council regarding vehicle and pedestrian safety/visibility in Northbrook Road, and at its junction with Victoria Avenue, which is the main, busy route into the town/to the beach area (motor vehicles and pedestrians), and route to Studland/Bournemouth.

The proposed new development will be accessed from Northbrook Road, and via a narrow residential road (Walrond Road) which already experiences existing parking and passing issues, which could be exacerbated by such an increase in traffic movements (including motor vehicles, delivery vehicles, refuse collections, emergency services, and construction traffic).

#### **Capacity of physical infrastructure/deficiencies in social facilities – lack of local facilities to service increase in permanent resident numbers**

Potential large increase in resident numbers - possible adverse impact on existing local services and infrastructure. Although not a material

planning consideration, the Town Council recommends that consultation is undertaken with local schools, health and community services to assess the actual impact that this potential increase in the Swanage population would have. The assumption is that this proposed new development would be subject to the new **PLP Second Homes Policy: H14**, which was adopted on 18<sup>th</sup> July 2024.

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