

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall,
Swanage on **MONDAY, 2nd 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/FUL/2025/02253

Oregon House, 27A Park Road, Swanage, BH19 2AA

Replacement of existing timber vertical sliding sash windows with like for like double glazed vertical sliding sash windows.

OBSERVATION: No objection.

* P/HOU/2025/02584

31 Rabling Road, Swanage, BH19 1ED

Re-build and enlarge existing rear and side extensions. Re-roof main house and install mono pitch over side extension.

OBSERVATION: No objection.

Further to his declaration above, Councillor Lejeune left the room during consideration of the following item.

P/HOU/2025/02834 **Tor Cottage, 11 Victoria Road, Swanage, BH19 1LY**
Erect single storey rear extension, and internal alterations.
OBSERVATION: No objection.

Councillor Lejeune returned to the Meeting.

P/LBC/2025/02870 **Listed Building Consent**
LISTED **Flat 19, 1 Royal Victoria Apartments, High Street, Swanage, BH19 2LN**
Remove existing escape window on the lower ground floor and replace with a hardwood escape door.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and any recommendations.

* 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. 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 5th 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.

For Information Only

P/CLP/2025/02653

Certificate of Lawful Use Proposed

18 Ballard Estate, Swanage, BH19 1QZ

Nothing externally is changing, a doorway is being created in the party wall between the two properties.

P/CLP/2025/02903

Certificate of Lawful Use Proposed

Flats 2 & 3, Hardy Court, Marshall Row, Swanage, BH19 2AF

To determine whether combining two C3 dwellings into one single C3 residential dwelling is lawful.

P/CLP/2025/02925

Certificate of Lawful Use Proposed

Woodland Rise, Atlantic Road, Swanage, BH19 2EF

Convert double garage/entrance hall. Install entrance doors/single garage door in a style/materials to match existing.

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/TRT/2025/02727

Swanage Conservation Area & Tree Preservation Order

26 Queens Road, Swanage, BH19 2ER

T1 Monterey Cypress - Reduce and shape canopy by up to 2 metres.
Remove 2 north facing low limbs.

OBSERVATION: No objection.

P/TRT/2025/02729

Tree Preservation Order

59 Queens Road, Swanage, BH19 2EW

T3 & T4 Limes: Reduce height to establish new pollard points at a height of not less than 10m above ground level. Prune radial canopy spread reducing to not less than 1.5m in any one direction measured out from the stem.

T5 Beech: Re-cut to establish new pollard points at a height of not less than 12m above ground level. Prune radial canopy spread E, S, & W reducing to not less than 2.5m in any one direction measured out from the stem. Prune North canopy, reducing to not less than 5m measured out from the stem.

OBSERVATION: No objection.

P/TRT/2025/02975

Tree Preservation Order

Woodland Rise, Atlantic Road, Swanage, BH19 2EF

Arboricultural management works to two semi-mature yew stems as per the details and particulars contained in the supporting tree survey document Ref: SW/TMS/341/25.

T1 Yew - Fell. No replacement is proposed. Reason: Insufficient available space due to the presence of infrastructure and no public amenity benefit. For the avoidance of doubt, Dorset Council is also notified of an intention to remove a western red cedar (T3) that is not listed on the very specific TPO schedule and therefore deemed as not protected by PDC/TPO 122 - 1982.

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

OBSERVATION: That the Town Council strongly objects to the proposed felling of the mature Western Red Cedar (T3), a healthy tree of high ecological and visual value. This tree makes a meaningful contribution to the local landscape and provides vital habitat for wildlife. Given its health, maturity, and importance to local biodiversity, the Council recommends refusal of the application to fell this tree. Furthermore, the Council formally requests that a Tree Preservation Order be placed on the tree to ensure its long-term protection and to safeguard the environmental and community benefits it provides.

With regard to the Yew (T1), the Council raises no objection to its proposed felling. However, the Council expresses strong concern that no replanting scheme has been proposed as part of this application. The Council therefore requests that a replacement planting scheme be made a condition of any approval granted, in the interests of biodiversity/nature conservation, and the maintenance of the area's green and natural character. The replanting scheme should include appropriate native tree or shrub species to adequately mitigate the loss of the tree.

Attention is drawn to the adopted **Swanage Green Infrastructure Strategy SPD June 2018** (including green corridors), as well as the Council's **Environment Policy and Action Plan**, and ongoing work to protect and enhance the town's natural environment.

P/TRT/2025/03007

Tree Preservation Order

18 Bon Accord Road, Swanage, BH19 2DT

T1 - Ash. 2m reduction all over.

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 Local Nature Recovery Strategy 2025 Public Consultation

It was reported that DC was currently seeking feedback on its draft Local Nature Recovery Strategy 2025, a 10-year plan to restore and protect Dorset's biodiversity, aligned with the national '30 by 30' target (protecting 30% of land and rivers by 2030), focussing on 12 key priority areas, including grasslands, woodlands, wetlands, coasts, species diversity, climate resilience, and nature connection.

It was noted that DC was seeking to encourage community involvement, from individuals and businesses to landowners, providing them with an opportunity to have a say in shaping

local nature recovery. Feedback received would guide future policy, planning decisions, funding, and local conservation efforts. It was anticipated that the strategy would be finalised and published during winter 2025.

During the ensuing discussion it was noted that the closing date for responses to the consultation would be 30th July 2025. Comments were made that it may also be prudent for the Council's Environment and Green Spaces Committee to review the consultation documents at its next meeting on 25th June, and provide any feedback on the proposals to assist in the formulation of the Council's response to DC. The Committee would be asked to report back to the Planning and Consultation Committee in time for its meeting scheduled for 7th July 2025.

It was noted that details of the consultation had been published on the Town Council's website and Facebook page.

Neighbourhood Planning

6) Appointment of Swanage Neighbourhood Plan (SNP) Steering Group 2025/26

Following discussions at the SNP Steering Group meeting held earlier today, the appointment of Councillor Members to the Steering Group for 2025/26 was considered, in line with Sections 5.1 to 5.3 of the Group's Terms of Reference on membership.

It was proposed by Councillor Foster, seconded by Councillor Bonfield and RESOLVED UNANIMOUSLY:-

That Councillors Bonfield, Dorrington, Foster, Monkhouse, Tomes and Vile be appointed as Members to the Swanage Neighbourhood Plan Steering Group for 2025/26.

In accordance with the Terms of Reference for the Group, it was further RESOLVED:-

That Mr A Larner, Mr L Luke, Mrs J Owens, Mr G Richardson, and Mrs J Sutcliffe, also be appointed as Members to the Swanage Neighbourhood Plan Steering Group for 2025/26.

It was noted that the Chair and Vice-Chair of the Steering Group for 2025-26 would be Councillors Foster and Vile, respectively.

It was reported that Mr A Thompson had decided not to stand as a Member of the Steering Group for the forthcoming year. A discussion had taken place at the earlier Steering Group meeting regarding the skills and recruitment process needed to fill the resulting vacancy. It was agreed that this matter would be followed up at the next meeting of the Group.

7) Matters arising from draft Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 7th May 2025

The updates within the Minutes were noted.

It was reported that at the meeting of the SNP Steering Group held earlier in the day, a decision had been made to delay the launch of the proposed public engagement activities, including the new webpage and community survey, until early August 2025. This decision was taken in light of the potential for a local by-election and the associated pre-election period, following the recent passing of Dorset and Swanage Town Councillor Bill Trite.

It was noted that it had also been agreed that a workshop should be arranged regarding the town centre, with the intention of gathering ideas and feedback on possible improvements and opportunities for the area. It was suggested that the Swanage & District Chamber of Trade be invited to participate in this workshop.

8) Items of Information and Matters for Forthcoming Agendas

a) Dorset Highways

- i) Sitting Out licences, street furniture, and inconsiderate parking on pavements in the town centre** – ongoing public concerns were noted regarding street furniture (tables/chairs, A-boards/signs) obstructing pavements in the town centre, and creating trip hazards, in particular in Station Road and Institute Road.

It was noted that DC's Highways Officer had previously visited businesses in the town centre and provided them with an information leaflet regarding DC's policy/guidelines relating to this matter, which did help at that time. Committee Members agreed to request that DC revisit businesses.

Members also raised concerns about vehicles parking on the pavements in Institute Road (seen on a daily basis), which had been widened to increase pedestrian safety, instead of in the designated loading bays only a short distance away, posing risks to pedestrians, especially those with mobility issues, and prams/young children (people having to step out into the narrow road to pass these).

It was noted that Dorset Highways had issued a letter to businesses in the town centre regarding these inconsiderate parking issues, and a question was raised as to what feedback DC had received, if any, to these letters.

It was agreed that these matters would be referred to the Dorset Highways Team Leader at the next Traffic Management Advisory Committee meeting on 11th June 2025.

- ii) Temporary tarmac repairs to pavements in Institute Road (outside Leonards, and the Italian Bakery)** - updates were requested regarding the proper repair of these areas, with Rhino paving, which had been outstanding for some time. This matter would also be raised at the upcoming Traffic Management Advisory Committee meeting.

- b) Tree works applications, and Tree Preservation Orders (TPOs)** – a request was made for contact to be made with the Trees Team at DC to enquire about the possibility of a presentation on tree works applications and TPOs at a future meeting.

9) Date of next meeting

The next meeting had been scheduled for Monday 7th July 2025.

The meeting closed at 7.45 p.m.