

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 2nd MARCH 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 S Vile

Swanage Town Council

Also in attendance: -

Dr M Ayres

Town Clerk

Miss N Clark

Planning and Community Engagement Manager

Mr C Milmer

Visitor Services Manager

Eighteen members of the public attended the meeting in person.

Public Participation Time

The following matters were raised:

Agenda item 3 a) Purbeck Watercraft Byelaw 2027 Public Consultation – concerns were raised regarding the proposals and the consultation process, including the following:-

- Lack of consultation with local groups, including Swanage Sailing Club, and the Swanage Sea Rowing Club.
- The proposed relocation of buoys from 300m to 200m from the shore, which was felt to be a significant reduction, with a potential decrease in water safety for sea swimmers, rowing boats, and non-motorised watercraft.
- Potential conflict between beach users and water users, along with concerns about speeding motorised craft in the bay, particularly larger boats and jet skis, which would operate nearer to the safe bathing zone. It was noted that their wake could create difficulties for less confident swimmers.
- Comments highlighting the national increase in wild and sea swimming. It was noted that the local sea swimming group, established in 2020, now had 170 members.
- A potential increase in noise pollution.

1) **Apologies**

Apologies for his inability to attend the Meeting were received from Councillor 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.

There were no declarations on this occasion.

Further to Standing Order No. 12) a) viii, prior to commencement of the Meeting it was proposed by the Chairman and AGREED:-

That Item 5 a) on the agenda be brought forward to Item 3 a).

Consultation

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

a) Dorset Council - Purbeck Watercraft Byelaw 2027 Public Consultation

It was noted that Dorset Council was consulting on proposed updates to the Seaside Pleasure Boats Byelaws 2013, which were intended to form the new Purbeck Watercraft Byelaw 2027. The proposed changes aimed to improve safety, protect the environment, and ensure that all users could enjoy Purbeck's coastal waters responsibly. Councillors had reviewed the consultation document and the online survey questions.

During Public Participation Time, residents raised several comments and concerns regarding the proposals, and the consultation process. Councillors noted that these included:

- Limited/lack of engagement with a number of local groups and users.
- The potential for increased noise pollution.
- Risks of conflict between beach users and watercraft users.
- Water safety concerns, particularly regarding the mix of motorised and non-motorised craft.
- The proposal to move the buoy line/operational zone closer to the beach, increasing perceived risks for swimmers and other non-motorised users.

Councillors were in agreement that the pre-consultation engagement process appeared to have been limited, lacking input from a number of stakeholders. In light of the concerns raised above, Councillors also felt that Dorset Council should give further consideration to the proposals and undertake wider pre-consultation engagement.

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

That the Town Council submits a strong objection to the consultation document in its current form, and recommends that it should be withdrawn and revised in light of comprehensive pre-consultation engagement with stakeholders.

The Chairman encouraged all residents to ensure they submitted their comments directly to Dorset Council, noting that this was a Dorset Council-led consultation and that public feedback was essential.

b) Dorset & Wiltshire Fire and Rescue Authority – Proposed Station Closures Public Consultation

It was reported that the Dorset & Wiltshire Fire and Rescue Authority had a statutory duty to set a balanced revenue budget. It was noted that the recent finance settlement received from central government did not provide the Authority with sufficient funding for the service to continue operating at its current level. As a result, it was proposed that eight fire stations across Dorset and Wiltshire, four in each county, would be closed. No decisions had been made, and feedback was being sought from the public before any changes were implemented. One of the stations affected in Dorset included the Hamworthy station.

During the discussion Members expressed significant concern about the potential impact on emergency response provision for the town of Swanage, and the wider Purbeck area, noting that the local crew was already operating below full capacity.

Reference was made to the severe fire incidents experienced in recent years, including the major wildfire at Studland in the previous year and earlier fires within Wareham Forest. Councillors emphasised that these events demonstrated the critical need for robust and fully resourced fire and rescue coverage in the area, and agreed that the Town Council should write formally to the Chief Fire Officer to express the Council's concerns about the proposed changes and their potential effect on local community safety. Councillors and local residents were also encouraged to submit individual responses to the Authority's online consultation

survey to ensure that the views of the town were fully represented.

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

That a letter be sent to the Chief Fire Officer outlining the Council's concerns regarding the proposed station closures, reduced cover for Swanage, and the potential adverse impact on the Swanage crew.

Planning

4) Plans for consideration

Delegated Applications

- P/FUL/2026/00696 **Swanage Conservation Area**
Salvation Army Hall, 54 High Street, Swanage, BH19 3HA
Alterations to convert former Salvation Army Hall into two residential dwellings.
OBSERVATION: While the Town Council expresses disappointment at the loss of this community building to residential use, it raises no objection to the proposal, subject to adherence to the Design and Conservation Officer's report and any associated recommendations. However, clarification is requested regarding the submitted Sustainability Checklist, as no detailed explanation has been provided for the applicant's failure to meet the sustainability objectives, relating to the 'No' responses to questions 1.2 to 1.4, 2.1, 4.2, 5.1, and 7.1.
- # P/FUL/2026/01009 **Store, Burlington Chine, Swanage**
Convert existing storage area into two beach chalets, with double-opening doors and roller shutters.
OBSERVATION: No objection.
- * P/FUL/2026/01088 **Swanage Conservation Area**
28-36 Station Road Swanage BH19 1AF
Remove existing redundant doors, set back from street. Replace with new glazing, flush with existing glazing along the street elevation.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and any recommendations.
- P/HOU/2026/00172 **23 Priests Road, Swanage, BH19 2RG**
Retain fully panelled boundary fence.
OBSERVATION: No objection. However, the Town Council wishes to note that the description of this proposal is misleading. The fence in question is newly constructed and has been repositioned northwards from the location of the original boundary fence, with the applicant now seeking retrospective planning permission.
- P/HOU/2026/00564 **Woodland Rise, Atlantic Road, Swanage, BH19 2EF**
Replacement windows to the existing dwelling, and conversion of ground floor garage to studio. New replacement garage/store.
OBSERVATION: No objection.

Appeal Information

- P/FUL/2025/03548 **Notification of Appeal - Appeal Reference: 6005160**
Land between 48-50 Victoria Avenue, Swanage, BH19 1AP
Redevelop site with two attached (one pair of semi-detached) houses.
Appeal start date: 17th February 2026

An appeal had been made to the Secretary of State against the decision to refuse to grant planning permission by Dorset Council. The appeal would be determined on the basis of written representations. The procedure to be followed was set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) regulations 2009, as amended. Any further representations had to be received by 24th March 2026.

OBSERVATION: The Committee did not wish to modify or withdraw its previous comment dated 7th July 2025, therefore, no further action was required at this time.

For information only

P/CLP/2026/00594

Certificate of Lawful Use Proposed

4 Heather Close, Swanage, BH19 2QZ

4-metre rear extension, and internal remodelling.

P/CLP/2026/00785

Certificate of Lawful Use Proposed

5 Beach Gardens, Swanage, BH19 1PG

Single storey rear extension to dining and kitchen area. Amendments to windows and doors.

P/CLP/2026/01089

Certificate of Lawful Use Proposed

Land adjacent to Purbeck Heights, Priests Way, Swanage, BH19 2RS

Installation of hardstanding as parking area benefitting from approved planning application No. P/RES/2023/03476 (amended by approved planning application No. P/NMA/2026/00209).

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 #.

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

Consideration was given to the following proposed tree works:-

P/TRT/2026/00738

Holly Oak House, 6A Durlston Road, Swanage, BH19 2DL

T1 Holm Oak:-

- Reduce secondary branches growing south west and protruding from the canopy back into the upper crown by approximately 1 metre.
- Reduce secondary branches growing south by approximately 0.5 metre.
- Reduce the overall height of the tree by up to 0.5 metres.
- Prune branches to achieve approximately 0.5 metres clearance from the adjacent BT line.

OBSERVATION: No objection.

P/TRT/2026/00798

4 Tilly Whim, 10 Durlston Road, Swanage, BH19 2HX

- T1 Beech - Reduction of lateral branches and canopy by 2m.
- T2 Beech - Reduction of lateral branches and canopy by 2m.
- T3 Beech - Reduction of lateral branches and canopy by 2m.

OBSERVATION: No objection.

P/TRT/2026/00907

Sherwood Court, 2 Cliff Avenue, Swanage, BH19 1LX

Sycamore at the front of Sherwood Court - fell tree and replace with a Fastigate Oak, Quercus robur 'Fastigiata'.

OBSERVATION: No objection.

6) Items of Information and Matters for Forthcoming Agendas

a) Herston Yards Farm – a local resident had reported concerns regarding the potential use of land at Herston Yards Farm as a waste disposal site, and the risk of contamination. It was noted that no planning permission existed for such use. The Chairman of the Committee confirmed that the matter had been referred to Dorset Council, which held environmental responsibility for the area, and that the Town Council's Dorset Councillors were also investigating the matter.

7) Date of next meeting

The next meeting had been scheduled for Monday 30th March 2026.

The meeting closed at approximately 7.55 p.m.