

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall,
Swanage on **MONDAY, 3rd AUGUST 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

Councillor C Tomes

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

There was one member of the public present at the meeting.

Public Participation Time

The following matter was raised:-

Planning Application Nos. P/FUL/2026/03657 and P/FUL/2026/03658 Sandpit Field, De Moulham Road, Swanage - support was expressed for the planning applications relating to the Green Seafront Stabilisation and Enhancement Project.

1) **Apologies**

There were no apologies received 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.

Planning application No. P/FUL/2026/03213 Regents Court, 15 Victoria Road, Swanage, BH19 1LY - Councillor Lejeune declared an interest by reason of being the owner of a nearby property.

Planning

3) **Plans for consideration**

Delegated Applications

Further to his declaration under Item No. 2) Councillor Lejeune left the room during consideration of the following item.

P/FUL/2026/03213 **Regents Court, 15 Victoria Road, Swanage, BH19 1LY**
Erect block of garages, with five individual garage spaces.
OBSERVATION: No objection.

Councillor Lejeune returned to the Meeting.

- P/FUL/2026/03214 **2 Whitecliff Road, Swanage, BH19 1RJ**
Proposed loft conversion including dormer on front elevation, rooflights on rear elevation and first floor window in south (side) elevation. Construct new vehicular access and parking.
OBSERVATION: No objection.
- *# P/FUL/2026/03657 **Sandpit Field, De Moulham Road, Swanage**
Ground stabilisation of the area with enhanced replacement planting, demolition of the WWII gun emplacement on Sandpit Field, retention of six of the existing beach huts, and provision of 33 additional new beach huts.
OBSERVATION: As the owner of the property, the Town Council has no comments to make in respect of this application.
- *# P/FUL/2026/03658 **Sandpit Field, De Moulham Road, Swanage**
Ground stabilisation with enhanced replacement planting, demolition of WWII gun emplacement on Sandpit Field, stopping up and infilling of Walrond Road to create a continuous green space, creation of a plaza area and a seating area adjacent to Shore Road, a new vehicular emergency access in the south west corner of Sandpit Field, a new pedestrian access on the western edge onto De Moulham Road, accessibility improvements across the site, and 46 new beach huts.
OBSERVATION: As the owner of the property, the Town Council has no comments to make in respect of this application.
- P/FUL/2026/03807 **Swanage Conservation Area**
1 The Parade, Swanage, BH19 1DA
Internal alterations and change of use of the first floor from fish and chip restaurant (Class E(b)) into a two-bedroom flat (Class C3).
OBSERVATION: The Town Council has no objection to the proposals, subject to adherence to the Design and Conservation Officer's report and any recommendations contained therein.
- * P/HOU/2026/03656 **5 Beach Gardens, Swanage, BH19 1PG**
Erect two storey rear extension. Install new dormer, patio doors and windows.
OBSERVATION: The Town Council has no objection to the proposal in principle. However, the Council requests confirmation as to whether a Sustainability Checklist is required, given the scale of the proposed development.
- P/HOU/2026/04045 **91 Kings Road West, Swanage, BH19 1HN**
Demolish existing rear conservatory. Erect rear single storey extension.
OBSERVATION: No objection.
- * P/VOC/2026/04012 **Swanage Conservation Area**
12A Station Road, Swanage, BH19 1AE
Change of use and conversion of first and second floor of 12-12a Station Road to form 1no. additional flat. Demolition of the rear storage building and erection of 1no. 2-bedroom maisonette (with variation to conditions 2, 11 & 13 of planning permission P/FUL/2026/00187 to deliver the change of use of 12-12a to form 1no. additional flat with no physical alterations over and above the original

consented scheme proposed, and the rear storage building is still proposed to be demolished and replaced with 1 no. 2 bed maisonette with an increased height of c. 2m to allow for the inclusion of a garage at ground floor level.).

OBSERVATION: No objection, providing any approved proposal complies with the Design and Conservation Officer's report and any recommendations contained therein.

For Information Only

- # P/PAEL/2026/03971 **Prior Approval - Electronic Communication/Equipment**
Victoria Avenue Car Park, Victoria Avenue, Swanage, BH19 1AR
Existing x1 22.5m high Phosco monopole to be removed and to be replaced by x1 22.87m high monopole with a 4.9 headframe. Existing 3 no. antennas to be removed and replaced by 6 no. antennas. Internal cabin refresh to be undertaken. Other associated ancillary works.

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 #.

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

There were no matters raised.

5) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council (DC) Planning and Building Control Town and Parish Council

Forum – it was reported that DC would be hosting its next planning and building control update session on 8th September 2026. The session would include updates on the Dorset Local Plan, the new National Scheme of Delegation, general Development Management matters, the Future Homes Standard and the Building Safety Levy. The forum would provide Councillors and officers with an opportunity to ask questions on these topics.

b) Draft Pre-submission Swanage Neighbourhood Plan (SNP) – Regulation 14 Public Consultation Community Engagement Events – Members and officers who had attended the community engagement events reported that they had found the sessions to be positive and constructive, with valuable discussions taking place with members of the public. The events had provided an opportunity to explain the wider context of the draft Neighbourhood Plan policies and to discuss residents' views and concerns regarding potential future residential development in the town.

6) Date of next meeting

The date of the next meeting had been scheduled for Monday 7th September 2026.

The meeting closed at 7.25 p.m.