

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 30th 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 C Tomes

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

There were no members of the public present at the meeting.

Public Participation Time

There were no matters raised.

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 on this occasion.

Planning

3) **Plans for consideration**

Delegated Applications

P/HOU/2026/00875

**Swanage Conservation Area
89 High Street, Swanage, BH19 2LZ**

Erection of 20sqm composite decking on a small stone-built outbuilding.

OBSERVATION: The Town Council recommends refusal of this proposal on the grounds of potential overlooking and loss of privacy to neighbouring residential properties. The proposed elevated decked area has the potential to significantly increase direct views into adjoining gardens and properties, thereby adversely affecting the residential amenity of nearby occupants. The Council also wishes it to be noted that it is in support of the Design and Conservation Officer's comments in their response dated 11th March 2026.

P/HOU/2026/01084

9 Moor Road, Swanage, BH19 1RG

Erect single storey side and rear extension. Widen parking area.

OBSERVATION: No objection.

P/HOU/2026/01273 **6 Casterbridge Close, Swanage, BH19 2JZ**
Erect rear extension, porch, and black flue. Modify front drive.
OBSERVATION: No objection.

* P/HOU/2026/01577 **12 Cauldron Crescent, Swanage, BH19 1QL**
Single storey side and rear extension, front and rear dormers, replace raised decking, and add solar panels.
OBSERVATION: No objection.

P/HOU/2026/01612 **22A Bon Accord Road, Swanage, BH19 2DT**
Erect a two-storey side extension, convert loft space over integral garage to form bedroom with dormer and roof windows, convert glazed pitched conservatory roof to a flat roof terrace, and convert kitchen door and window into sliding patio doors.
OBSERVATION: No objection.

P/HOU/2026/01620 **Harbour St Bride, Durlston Road, Swanage, BH19 2HZ**
Erect two-storey extension and carry out works to house, erect new outbuilding.
OBSERVATION: No objection.

P/VOC/2026/01323 **5 Durlston Road, Swanage, BH19 2DJ**
Variation of condition 2 of approved planning application No. P/HOU/2025/03898 (Erect lower ground floor extension to the existing garage to form a double garage with a balcony above. Erect extension to an existing terrace, including alterations to bedroom windows. Erect ground floor extension to the south side with a pitched roof replacing the existing flat roof. Widening of the existing access.) to exchange drawings to allow an amendment to the extension roof to create a hipped roof.
OBSERVATION: No objection.

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

Consideration was given to the following proposed tree works:-

P/TRT/2026/01307 **Tree Preservation Order**
Durlston Country Park, Lighthouse Road, Swanage, BH19 2JL
T35 - Oak - Primary stem: Pollard the crown to approximately 12 metres. Secondary stem: Pollard the crown to approximately 5 metres.
OBSERVATION: No objection.

P/TRT/2026/01466 **Tree Preservation Order**
Wordsworth House, 2 Belle Vue Road, Swanage, BH19 2HR
T1 Holm Oak - Reduce by 3m back to previous reduction points.
T2 Holm Oak - Reduce by 3m back to previous reduction points.
T3 Holm Oak - Reduce by 3m back to previous reduction points.
T4 Sycamore - Fell by section.

OBSERVATION: The Town Council raises no objection to the proposed reduction works to T1, T2, and T3 Holm Oaks, which are considered appropriate maintenance in line with previous management.

However, concerns are expressed regarding the proposed felling of the Sycamore (T4), which appears to be in a healthy condition. The Council therefore objects to the removal of T4 at this time and recommends that alternative remedial works be explored to retain the tree. Members noted that retention, where safely possible, would be more in keeping with the heritage and visual amenity of the Durlston area.

P/TRT/2026/01532

Swanage Conservation Area

55 Queens Road, Swanage, BH19 2EN

T1 Beech - Fell.

OBSERVATION: The Town Council expresses concerns regarding the proposed removal of the T1 Beech, noting its positive contribution to the local landscape and the character of the Swanage Conservation Area. The Council objects to the felling of T1 at this time and recommends that alternative remedial works be explored to retain the tree if appropriate or feasible. The Council is of the view that retention, where safely possible, would be more in keeping with the heritage and visual amenity of the area.

Consultation

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

a) The Local Government Boundary Commission for England - Public Consultation on ward boundaries for Dorset Council

It was reported that the Local Government Boundary Commission for England had commenced a public consultation on ward boundaries for Dorset Council. Following receipt of responses, the Commission intended to publish its draft recommendations in September 2026, followed by a further period of consultation, with final recommendations expected in March 2027.

During the discussion, it was noted that the Commission was minded to recommend that 82 councillors should be elected to Dorset Council, representing no change from the current number of councillors, and was inviting proposals to help develop a pattern of wards to accommodate 82 councillors.

Members agreed that they did not wish to recommend any changes to the current ward boundary or Dorset Councillor numbers for Swanage (one ward, two Councillors). The Town Council would therefore respond to the consultation accordingly. All Town Councillors and members of the community were also encouraged to respond to the consultation individually.

6) Items of Information and Matters for Forthcoming Agendas

a) Draft Pre-submission Swanage Neighbourhood Plan (SNP) 2026-2043 Regulation 14 consultation – further to Minute No. 214 of the Council Meeting held on 23rd March 2026, consideration was given to a potential date for a meeting of the SNP Steering Group for a final review of the draft Plan prior to the launch of the Regulation 14 consultation. It was agreed that the meeting would be held on 21st April 2026. This date would be circulated to all Steering Group members accordingly.

7) **Date of next meeting**

It was noted that Monday 4th May was a Bank Holiday. Therefore, the date of the next meeting had been scheduled for Wednesday 6th May 2026.

The meeting closed at approximately 7.35 p.m.