

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 5th OCTOBER 2026** at 7.00 p.m.

Chairman: -

Councillor C Tones

Swanage Town Council

Present: -

Councillor P Burridge

Swanage Town Council

Councillor J Lejeune

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Councillor J Bishop

Swanage Town Council

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 No. P/FUL/2026/05301** Purbeck View School, 23 Northbrook Road, Swanage, BH19 1PR – comments made regarding the proposed closure of the existing entrance onto the site, and a question raised regarding the location of the proposed new entrance in Walrond Road.

1) Election of Chairman

In the absence of the Committee Chairman, it was proposed by Councillor Lejeune, seconded by Councillor Vile and **RESOLVED UNANIMOUSLY:-**

That the Town Mayor, Councillor Tones, should assume the Chair for the meeting.

2) Apologies

Apologies for their inability to attend the Meeting were received from Councillors Bonfield, Foster and Sutton.

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.

Planning application No. P/VOC/2026/04960 Warden's Bungalow, YHA Swanage, 20 Cluny Crescent, Swanage, BH19 2BS - Councillor Vile declared an interest by reason of being the owner of a nearby property.

Planning

4) Plans for consideration

Delegated Applications

P/FUL/2026/04228

The Swanage School, High Street, Swanage, BH19 2PH

Installation of new 2.4m fencing; including new automated and non-automated gates.

OBSERVATION: No objection. However, the Town Council would wish to see as many existing trees retained as possible as part of the proposed development, with any necessary tree removal kept to a minimum. Where trees cannot be retained, the Council would wish to see an appropriate replanting/replacement scheme to help maintain the existing natural character and appearance of the school and surrounding area.

P/FUL/2026/04780

Swanage Conservation Area

Rear Flat, 15-17 Institute Road, Swanage, BH19 1BT

Replacement sash windows.

OBSERVATION: The Town Council has no objection to the proposal, subject to adherence to the Design and Conservation Officer's report and any recommendations contained therein.

P/FUL/2026/04722

Currendon Farm, Currendon Hill, Swanage, BH19 3AA

Installation of ground-mounted solar PV array.

OBSERVATION: No objection. The Council wishes it to be noted that it supports sustainable building design principles and is pleased to see the proposed installation of solar PV panels.

However, Councillors wish to draw attention to the fire risks associated with solar PV installations and surrounding vegetation, particularly when the vegetation is dry around and underneath the panels. Given that the panels are proposed to be installed in a rural location adjacent to farmland, Councillors consider it particularly important that appropriate measures are in place to minimise any potential fire risk. Whilst this matter may fall outside the direct scope of the current application, Councillors would like to receive confirmation that a full Fire Risk Assessment will be completed as part of the planning process.

* # P/FUL/2026/05092

Swanage Town and Herston Football Club, Days Park, De Moulham Road, Swanage, BH19 1NN

Conversion of a floodlit natural turf football pitch to a floodlit synthetic turf football pitch, and resurfacing of an existing multi use games area.

OBSERVATION: As the applicant, the Town Council has no comments to make in respect of this application.

P/FUL/2026/05093

The Artists Studio, 89A Kings Road West, Swanage, BH19 1HN

Change of use of artists studio to new dwelling. Erect single storey side extension.

OBSERVATION: No objection.

* P/FUL/2026/05301

Purbeck View School, 23 Northbrook Road, Swanage, BH19 1PR

Demolition of the existing buildings and redevelopment of the site with the erection of 47 dwellings, retention and change of use of the existing chapel building to an office use (Use Class E (g) (i)), formation of a new vehicular access and closure of existing vehicular access, provision of public open space and associated landscaping and infrastructure.

OBSERVATION: The Town Council strongly recommends refusal of the application as submitted. The Council has major concerns regarding the proposals as follows:-

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

The Town Council expresses strong concerns, and fundamental objections, regarding the complete absence of affordable housing within the proposed development, noting that Purbeck Local Plan (PLP) **Policy H11** requires 30% affordable housing on brownfield sites. The proposal fails to address identified local housing needs, particularly the need for genuinely affordable and social housing with a mix of tenures, as sought by **PLP Policy H9: Housing Mix**. The Council requests that any Economic Viability Assessment submitted by the applicant be subject to independent scrutiny and urges Dorset Council to secure an enforceable commitment to affordable housing provision. It is also assumed that **PLP Policy H14** relating to second homes, adopted on 18th July 2024 applies to the development.

Further concerns are raised about the following statement in the Design and Access Statement: ‘In the following document, and supplementary reports, we present our proposal for the site which show a high-quality design that will complement and fit seamlessly into Swanage and provide much needed high-quality homes to the area.’ The site is situated within the De Moulham Estate, adjacent to an **Area of Distinctive Local Character** identified in the adopted Swanage Local Plan under **Policy STCD** and is included within an Area of Special Character in the draft Swanage Neighbourhood Plan **Policy SWAN6**.

Highway issues – traffic generation, vehicular access, highway safety

The Council also highlights highway safety concerns, particularly the significant increase in traffic associated with the nearby Compass Point development of 180 dwellings and existing issues relating to vehicle and pedestrian visibility along Northbrook Road and at its junction with Victoria Avenue. Concerns are raised that additional traffic generated by the proposal, including construction, delivery, waste collection and emergency services vehicles, will exacerbate existing parking and passing difficulties on the narrow residential road of Walrond Road.

Draft Swanage Neighbourhood Plan

In relation to the draft Swanage Neighbourhood Plan (SNP), the pre-submission Regulation 14 consultation took place between June and August 2026, with a further six-week consultation currently underway. Draft **Policy SWAN2 (Development Sites)** supports redevelopment of the site (**Site Code 06**) and specifies that vehicular access should be via the existing northern access onto Northbrook Road, with the southern access at the Northbrook Road/Walrond Road junction restricted to pedestrian and cycle use. The Council acknowledges that the draft Plan has not yet been examined.

The Town Council wishes it to be noted that the Council and SNP Steering Group met with the developer to discuss proposals for the site, identified local housing needs, and the SNP’s aspirations for the delivery of genuinely affordable and community-led housing in the town, including on this site. 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.

- [SWAN2: Development sites - Swanage Neighbourhood Plan](#)
- [SWAN6: Design Guidance - Swanage Neighbourhood Plan](#)

Although not a material planning consideration, the Council wishes to draw the applicant's attention to the De Moulham Trust covenants that are extant on this property.

P/HOU/2026/04508 **37B Jubilee Road, Swanage, BH19 2SE**
Hip-to-gable loft conversion with front and rear dormers.
OBSERVATION: No objection.

Further to her declaration under Item No. 2) Councillor Vile remained in the room during consideration of the following item but did not take part in any discussion, decision, or vote.

P/VOC/2026/04960 **Swanage Conservation Area**
Warden's Bungalow, YHA Swanage, 20 Cluny Crescent, Swanage, BH19 2BS
Erect new bungalow for warden's accommodation (with variation to condition 6 of approval 6/1989/0376/F to remove the condition relating to occupancy and ownership).
OBSERVATION: No objection in principle to the proposed change of use of the property to a residential dwelling. However, as the proposal would result in the addition of a dwelling to the town's much-needed residential housing stock, the Council considers that Purbeck Local Plan 2018-2034 Policy H14: Second Homes should apply as part of any approval. The property should therefore remain a primary residence in perpetuity, in recognition of the local need for additional residential housing.

For information only

P/NMA/2026/05083 **Non Material Amendment**
22A Bon Accord Road, Swanage, BH19 2DT
Non material amendment to planning permission P/HOU/2026/01612 (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.) to erect external metal spiral staircase to access roof terrace over garden room, and to reduce the pitched parapet wall adjacent the existing glazed conservatory roof.

P/NMA/2026/05336 **Non Material Amendment**
9 Durlston Road, Swanage, BH19 2DJ
Non material amendment to planning permission P/HOU/2025/04545 to build a balcony on to front dormer.

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/2026/04273

Tree Preservation Order

3 Durlston Road, Swanage, BH19 2DJ

T1 Corsican Pine - Remove (fell).

OBSERVATION: The Town Council recommends refusal of the application to fell what appears to be a healthy tree and considers that the application should be supported by an arboricultural report confirming that remedial tree works are not possible. If the tree is to be felled as part of any future approval, the Council would wish to see an appropriate replanting/replacement scheme to help maintain the existing character and appearance of the surrounding area. However, Councillors have concerns that the tree that is the subject of this application may already have been felled. Councillors would therefore like to receive confirmation that the tree remains in situ before the application is determined.

Consultation

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

a) Dorset Council (DC) Local Plan Scoping Consultation 2026

It was reported that Dorset Council had published its Local Plan Scoping Consultation 2026, following the Dorset Council Local Plan Options Consultation held between August and October 2025. The current consultation was seeking views on the proposed scope, vision and priorities for the Local Plan, the evidence required to inform its preparation, future growth and how communities should be involved. It was noted that the consultation did not relate to individual development sites or detailed draft policies, which would be subject to future consultation.

It was further noted that responses and evidence submitted during the previous Local Plan Options Consultation would be taken into account and did not need to be resubmitted. During the ensuing discussion, Members considered that, given the importance of the consultation, all Town Councillors and officers should have an opportunity to provide feedback before the Town Council's response was submitted. It was therefore agreed that the consultation details would be circulated accordingly.

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

That delegated authority be granted to officers, in consultation with the Chairman, Councillor Foster, to formulate and submit the Town Council's response to the consultation, having regard to the discussions held at the meeting and any feedback received from Town Councillors and officers.

A copy of the completed response would be circulated to Committee Members.

7) Items of Information and Matters for Forthcoming Agendas

a) Planning and National Planning Policy Framework training for Town Councillors – it was reported that ONH Planning Consultants and the Dorset Association of Parish & Town Councils were offering online planning workshops for Town Councillors during October

2026. Councillors agreed that Committee Members should consider attending the workshops, which would cover the latest planning updates, including the National Planning Policy Framework (NPPF) and recent changes to national delegated decision-making in planning. Details would be circulated to Members accordingly.

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 2nd November 2026.

The meeting closed at 8.00 p.m.
