

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 6th JULY 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

There were no matters raised.

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.

There were no declarations on this occasion.

Planning

3) Plans for consideration

Delegated Applications

P/FUL/2026/03315

Beach Chalet, Burlington Chine, Swanage, BH19 1LS

To convert the existing storage area into two beach chalets, with double-opening doors and roller shutters.

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

P/HOU/2026/02501

15 Manor Road, Swanage, BH19 2BH

Construct new higher roof including new gables to the front and rear elevations, with enclosed balcony on the front elevation, and erect ground floor extensions. Convert garage into an annexe for ancillary use to the dwelling.

OBSERVATION: The Town Council has no objection to the redevelopment of the property and garage in principle, subject to adherence to the Design and Conservation Officer's report and any recommendations contained therein. However, the Council wishes to draw attention to the concerns it raised in relation to the previous

planning application (P/HOU/2023/01768), which remain unchanged. In particular, the Council reiterates its wish for the existing Purbeck Stone perimeter wall to be retained as part of any approved scheme. The Council also recommends that any planning permission should include a condition requiring the proposed garage annexe to remain in ancillary use to the main dwelling at No. 15 Manor Road. The Council would object to any future severance to create a separate, independent dwelling, or separate postal address. Copies of the Council's previous comments dated 3rd April 2023 and 2nd October 2023 are attached for ease of reference.

The Council also requests confirmation as to whether a Sustainability Checklist is required for this proposal, given the scale of the proposed development.

P/HOU/2026/02716

11 Leeson Close, Swanage, BH19 2SR

Erect single storey rear sun room.

OBSERVATION: No objection, subject to Dorset Council giving due consideration to, and where appropriate mitigating, the concerns raised by neighbouring residents regarding the potential impact of the proposed development on residential amenity, particularly in relation to overshadowing, overbearing impact, loss of light, overlooking, and the consequent loss of privacy.

* P/HOU/2026/03399

1 Cauldron Meadows, Swanage, BH19 1RN

Erect single storey rear extension, demolish existing conservatory.

Erect garden room and new timber fencing. Erect wood burner flue to north elevation and internal alterations.

OBSERVATION: The Town Council has no objection to this planning application, subject to the ecology report being submitted to the Natural Environment Team (NET) for review and approval in accordance with the Dorset Biodiversity Appraisal Protocol (DBAP).

* P/VOC/2026/03161

Variation of Condition

8 Walrond Road, Swanage, BH19 1PB

Variation to condition 2 of approved planning application No. P/FUL/2024/01003 (Demolition of two storey rear extension and outbuildings to create single dwelling, with single storey side extension and detached annex.) to remove 2no. new chimneys, addition of small plant/store room, revisions to some windows.

OBSERVATION: The Town Council has no objection to the proposed amendments and wishes it to be noted that it supports sustainable building design principles aimed at minimising environmental impact. The Council welcomes the incorporation of heat pumps within the proposal.

For Information Only

P/CLP/2026/03226

Certificate of Lawful Use Proposed

2 Steer Road, Swanage, BH19 2RU

Erect single-storey rear extension.

P/NMA/2026/03246

Non Material Amendment

70 Higher Days Road, Swanage, BH19 2LB

Non material amendment to approved planning application No. P/HOU/2025/00180 to change log wood-burner flue exit and install two roof windows instead of four.

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/2026/02779

Tree Preservation Order

Annexe, York Cottage, Russell Avenue Swanage BH19 2ED

T1 & T2 Cork Oaks - Remove lower splayed branches which arise between 2 and 4m from ground level.

T3 Cork Oak - Remove storm damaged branches which arise from the main trunk approximately 1-2m from ground level, cut back to the main trunk. Remove branch overhanging neighbouring property (22 Russell Avenue) which arises 3m from ground level.

OBSERVATION: The Town Council has no objection to the proposed tree works.

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 - Proposed Dog Related Public Spaces Protection Order – Public Consultation

It was reported that Dorset Council (DC) was seeking views on the renewal of the Public Spaces Protection Order (PSPO) relating to dog control in public spaces. The current PSPO would expire on 31st December 2026, and DC intended to renew the PSPO, with only minimal changes, for the period 1st January 2027 to 31st December 2029. It was noted that DC's main focus was to understand the public's view on the use of beaches and to ensure that the PSPO continued to balance the needs of dog owners with those of other beach users and the wider community.

Further to Minute No. 6) of the Community Services Committee Meeting held on 1st July 2026, it was reported that the Committee had considered measures to manage dogs at the Town Council's Prospect Allotments. During its discussions, the Committee had also recommended that the Council should submit a formal representation to DC as part of the consultation on the proposed PSPO, requesting that Schedule 3, which currently required dogs to be kept on leads at Dorset Council-controlled allotment sites only, be amended to extend this requirement to include Swanage Town Council's allotments and, potentially, allotments owned or managed by other town and parish councils.

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

That the Town Council submits a formal representation to Dorset Council in response to the proposed Dog Related PSPO consultation, requesting that Schedule 3 of the Order be amended to extend this requirement to include the Town Council's Prospect Allotments and, where appropriate, allotment sites owned or managed by other town and parish councils.

It was noted that details of the consultation had been published on the Town Council's Facebook page and that residents had been encouraged to complete the online survey.

Neighbourhood Planning

6) Draft Pre-submission Swanage Neighbourhood Plan (SNP) – Regulation 14 Public Consultation – Update and details of community engagement events

It was reported that the new dedicated Swanage Neighbourhood Plan website and Regulation 14 public consultation on the draft Pre-submission SNP had been launched on 26th June 2026. The consultation provided an important opportunity for residents, businesses, and other stakeholders to review the draft Plan and submit comments before it was finalised for submission to Dorset Council for the next stage of consultation (Regulation 15).

A reminder was given regarding the forthcoming community engagement events, which would provide residents with an opportunity to find out more about the draft Plan, ask questions, and complete the consultation survey. The events were being held as follows:

- **Monday 13th July 2026** - The Mowlem Showbar (4pm to 8pm)
- **Tuesday 21st July 2026** - Emmanuel Baptist Church foyer (2pm to 6pm)
- **Thursday 23rd July 2026** - All Saints Church Hall (3pm to 7pm)
- **Friday 31st July 2026** - Swanage Friday Market (9am to 12pm)

It was noted that the Regulation 14 consultation would run for six weeks, closing on 7th August 2026, and it was hoped that as many people as possible would take the opportunity to share their views during the consultation.

7) Items of Information and Matters for Forthcoming Agendas

a) **Dorset Council - Residents' E-newsletter Survey** – it was reported that Dorset Council was seeking feedback on its weekly e-newsletter from residents and had launched a short survey. Details of the survey had been shared on the Town Council's Facebook page and residents were encouraged to have their say to help Dorset Council make the newsletter as useful and relevant as possible.

b) **Coastal Learning Partnership consultation on future of St George's CE Primary School and St Mark's CE Primary School - to note withdrawal of consultation** – it was noted that the consultation had been withdrawn at this time. It was further noted that the Town Council would keep a watching brief on the matter and, if necessary, give further consideration to the matter at a future meeting.

8) Date of next meeting

The date of the next meeting had been scheduled for Monday 3rd August 2026.

The meeting closed at approximately 7.45 p.m.