

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **WEDNESDAY, 6th MAY 2026** at 7.00 p.m.

Chairman: -

Councillor T Foster

Swanage Town Council

Present: -

Councillor M Bonfield

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 was one member 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/FUL/2026/01838

23 Osmay Road, Swanage, BH19 2JQ

Erect a replacement dwelling with balcony, demolish existing.

OBSERVATION: No objection, subject to compliance with Dorset Council's Building Control comments and recommendations. The Town Council also wishes it to be noted that it supports sustainable building design principles aimed at minimising environmental impact and is pleased to see that the proposal incorporates solar panels, an air source heat pump, rainwater harvesting, and biodiversity enhancements.

P/FUL/2026/01877

4 Cliff Avenue, Swanage, BH19 1LX

Reduction in number of apartments to create one maisonette and one ground floor apartment. Demolition of existing concrete, flat roofed garage, and general internal alterations and refurbishment.

OBSERVATION: No objection.

P/FUL/2026/02249

Swanage Conservation Area

3-4 The Square, Swanage, BH19 2LS

Install extraction flue to rear of premises.

OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and any associated recommendations.

- P/HOU/2026/02221 **20 Moor Road, Swanage, BH19 1RG**
Erect rear extension, roof extension, and side porch.
OBSERVATION: No objection. However, the Town Council requests confirmation as to whether a Sustainability Checklist is required for this proposal, given its size.
- P/HOU/2026/02310 **87 Priests Road, Swanage, BH19 2RL**
Removal of existing side single storey extension and erection of double storey side extension.
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**
There were no matters raised.

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 - Public Rights of Way Consultation: Section 119, Highways Act 1980 proposed diversion of Footpath 2, Swanage**
Further to Minute No. 9) of the Environment and Green Spaces Committee Meeting held on 25th June 2025, and the presentation given by the Rivers and Coast Project Officer on the National Trust's Natural Flood Management Project (part of its wetland restoration programme), which included land at Godlingston Manor Farm, it was reported that Dorset Council was now undertaking the public consultation regarding the proposed diversion of part of Footpath 2.
The project was being supported and funded by the Environment Agency and DEFRA, and the minor diversion of the footpath (from the western side, where floodplain reconnection was proposed, to the eastern side of the tributary channel adjacent to Godlingston Cemetery) would support the completion of this work at the farm.
It was proposed by Councillor Bonfield, seconded by Councillor Tomes and **RESOLVED UNANIMOUSLY:-**
That the Town Council confirms to Dorset Council that it raises no objection to the proposed diversion of part of Footpath 2, Swanage, as set out in the consultation letter dated 23rd April 2026.

Neighbourhood Planning

- 6) **Swanage Neighbourhood Plan (SNP) Steering Group**
- a) **Matters arising from draft Minutes of the SNP Steering Group Meeting held on 21st April 2026**
The updates contained within the Minutes were noted, and there were no matters raised. However, discussion took place regarding the proposed dates for the in-person engagement

events to be held as part of the Regulation 14 public consultation on the draft Pre-submission SNP. A request was made for councillors to provide details of their availability to assist at these events.

The Committee expressed its thanks to the Planning and Community Engagement Manager for her work to date in helping to bring the draft Plan together.

7) **Items of Information and Matters for Forthcoming Agendas**

There were no matters raised.

8) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 1st June 2026.

The meeting closed at approximately 7.25 p.m.
