

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall,
Swanage on **MONDAY, 7th JULY 2025** at **7.00 p.m.**

Chairman: -

Councillor T Foster

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor J Dorrington

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 four 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 to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

P/ADV/2025/03119

5 Station Road, Swanage, BH19 1AB

2x flat lettering.

OBSERVATION: No objection.

P/CLE/2025/03058

Certificate of Lawful Use Proposed

19 Newton Road, Swanage, BH19 2EA

Use of a detached outbuilding (known as Coastal Cabin) within residential curtilage of 19 Newton Road as a self-contained residential dwelling (Use Class C3) occupied by a succession of short-term guests since May 2018. Now heading into its 8th season of continued use.

OBSERVATION: No objection.

P/FUL/2025/03206

3-4 The Mowlem, Swanage, BH19 1DD

Install new shop front.

OBSERVATION: The Town Council has no objection to the proposal. The Council is pleased to note this positive step forward in improving accessibility and welcomes the installation of an accessible shop front by a local business.

- * P/FUL/2025/03548 **Land between 48-50 Victoria Avenue, Swanage, BH19 1AP**
 Redevelop site with two attached (one pair of semi-detached) houses.
OBSERVATION: The Town Council notes that there are several outstanding matters associated with this application which remain unresolved at the present time. Accordingly, the Council is not in a position to make a formal comment on the redevelopment proposal at this stage.
- * P/FUL/2025/03634 **1 Vivian Park, Swanage, BH19 1PJ**
 Erect replacement dwelling (demolish existing).
OBSERVATION: No objection.
- P/HOU/2025/03028 **2 Prince Albert Cottages, 160 High Street, Swanage, BH19 2PA**
 Loft conversion (including two skylight windows and new stairs, with turret above on roof), basement conversion, including glass doors to replace garage door, and timber door to replace window at rear, and dug-out lightwell at front; replacement glass panels on handrail.
OBSERVATION: No objection.
- P/HOU/2025/03125 **37A Jubilee Road, Swanage, BH19 2SE**
 Alter configuration of roof and raise roof height to accommodate bedrooms in roof space. Removal of porch on south elevation. New porch on east elevation. Solar panels on roof on south elevation.
OBSERVATION: No objection.
- P/HOU/2025/03187 **1 Belle Vue Road, Swanage, BH19 2HP**
 Erection of two storey side and rear extensions, demolition of existing single storey extension. Addition of pitched roofs with roof terrace. On-site car parking spaces and secure storage for cycles.
OBSERVATION: No objection, subject to appropriate mitigation of neighbours' concerns received by Dorset Council regarding potential overlooking and loss of privacy or residential amenity.
- * P/HOU/2025/03260 **74 Durberville Drive, Swanage, BH19 1QW**
 Erect single storey front, side, and rear extensions.
OBSERVATION: No objection.
- P/HOU/2025/03324 **2 Russell Avenue, Swanage, BH19 2EB**
 Erect detached garage/carport.
OBSERVATION: No objection.
- P/HOU/2025/03423 **1 Durlston Mews, Park Road, Swanage, BH19 2AE**
 Change windows from brown timber to UPVc brown timber effect windows.
OBSERVATION: No objection.
- P/HOU/2025/03555 **37 Manwell Road, Swanage, BH19 2QB**
 Extend first floor accommodation with dormers to front and rear. Erect attached garage, alter fenestration, add front and rear decks, alter front boundary wall.
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 *.

Prior to consideration of the following item, Councillor Vile declared a non-pecuniary interest by reason of being the owner of a nearby property, and did not take part in any discussion, decision, or vote.

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

Consideration was given to the following proposed tree works:-

- P/TRT/2025/03320 **Tree Preservation Order/Swanage Conservation Area**
Swanage Youth Hostel, 20 Cluny Crescent, Swanage, BH19 2BS
T13 Lime - Lift crown to provide 1.5 metres clearance from roof of building.
T14 Lime - Lift crown to provide 1.5 metres clearance from roof of building.
T30 Sycamore - Lift crown to a height of 5.2 metres over the road.
T31 Sycamore - Lift crown to a height of 5.2 metres over the road and car park.

It was proposed by Councillor Lejeune, and seconded by Councillor Dorrington:-

That the Planning and Consultation Committee has no objections to make regarding the proposed tree works, subject to adherence to the works being undertaken as described in the application, and the Tree Officer's report and any recommendations.

Upon being put to the Meeting FIVE Members voted IN FAVOUR of the Proposition and there was ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

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 (DC) – Draft Local Nature Recovery Strategy (DLNRS) 2025 Public Consultation

Further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 2nd June 2025, it was reported that at the Environment and Green Spaces (E&GS) Committee Meeting held on 25th June, it had been agreed that the Chairman of the E&GS Committee and the Council's Assets and Compliance Manager would jointly review the DLNRS 2025 documentation, and provide any relevant feedback to Dorset Council via the Planning and Consultation Committee. Members were reminded that the closing date for responses to the consultation was 30th July 2025.

b) Dorset Council (DC) - Draft housing allocation scheme 2026 to 2031 Public Consultation

It was reported that DC, like all local authorities, had a statutory duty to operate a Housing Allocation Scheme. This scheme outlined how residents could register for housing, how applications were assessed, and how properties were allocated.

DC was currently consulting on proposed amendments to the existing scheme, which had been introduced in 2021. The consultation was part of a periodic review process.

Committee Members considered the consultation questions during the meeting and completed the online survey response form collectively.

Given the importance of the consultation, Members agreed that, in addition to the Town Council's collective response, all Town Councillors should be encouraged to complete the survey individually. Details of the consultation would be circulated to all Councillors.

It was noted that the closing date for responses was 24th August 2025.

c) Dorset Council – Draft Pleasure Boat, Vessel and Boatperson Licensing Policy Public Consultation

It was reported that DC had proposed to introduce a new policy for the licensing of Pleasure Boats, Vessels, and Boatpersons. The policy was intended to provide a fair, consistent, and equitable approach across the DC area. This would give the Council, as Licensing Authority, greater control over the licensing of pleasure craft and ensure that all operators and boatpersons were subject to the same application process, enforcement procedures, and licence conditions, regardless of where they traded.

During the ensuing discussion, it was noted that the closing date for responses to the consultation was 13th September 2025. It was further commented that it might be prudent for the Council's Tourism and Local Economy Committee to review the consultation document at its meeting on 9th July 2025 and provide any feedback on the proposals to assist in formulating the Council's response to DC. It was noted that DC's Environment, Policy and Partnership Manager would be attending that meeting to provide an update on DC regulatory matters. The Committee would be asked to report back to the Planning and Consultation Committee in time for its meeting scheduled for 4th August 2025.

Neighbourhood Planning

6) Matters arising from draft Minutes of the Meeting of the Swanage Neighbourhood Plan (SNP) Steering Group held on 2nd June 2025

The updates within the Minutes were noted.

A reminder was given that the next meeting of the SNP Steering Group would be held on Wednesday 6th August 2025.

7) Items of Information and Matters for Forthcoming Agendas

a) Plans for consideration - delegated applications

Details of the following new planning application had been received earlier today. Due to the response timescale, Committee Members reviewed the application during the meeting:-

P/HOU/2025/03863 37B Jubilee Road Swanage BH19 2SE

Erection of an annexe for ancillary use to the main dwellinghouse.

OBSERVATION: No objection.

Details of the following applications had been received for information purposes only:-

P/CLP/2025/03865 Certificate of Lawful Use Proposed

37B Jubilee Road Swanage BH19 2SE

Certificate of Lawfulness: Use of the land to site a mobile home for ancillary use to the main dwellinghouse.

P/TRT/2025/03892 Solent House Durlston Road Swanage BH19 2HW

T1 Holm Oak - Reduce crown on garden side by up to 3m.

T2 & T3 Purple Cherry - Reduce and shape crowns by up to 1m in places mainly selectively thinning leaders.

T4 Poplar - Reduce and shape crown by 3m.

T5 Poplar - Fell. No replanting proposals due to numerous saplings and other trees growing within this property.

T6 Poplar - Reduce and shape crown by 3m.

T7 Mirabelle - Reduce limbs protruding from canopy on garden side by 1.5m. Reduce lowest limb overhanging border by seat by 3m.

T8 Hazel - Coppice leaving low new shoots.

T9 Hazel - Coppice.

b) Reform of planning committees: technical consultation

It was reported that, further to the introduction of the Planning and Infrastructure Bill, this consultation sought views on proposals to modernise planning committees, including the national delegation of planning functions, the size and composition of planning committees and mandatory training for members of planning committees. It was agreed that all Town Councillors should be encouraged to complete the online survey individually. Details of the consultation would therefore be circulated to all Councillors.

9) Date of next meeting

The next meeting had been scheduled for Monday 4th August 2025.

The meeting closed at 8.35 p.m.