

**SWANAGE TOWN COUNCIL**

Dr Martin Ayres  
Town Clerk

Town Hall  
SWANAGE  
Dorset  
BH19 2NZ

28<sup>th</sup> May 2025

Dear Councillor

**Planning and Consultation Committee**

A meeting of the above Committee will be held at the **TOWN HALL, HIGH STREET, SWANAGE** on **MONDAY 2<sup>nd</sup> JUNE 2025** at **7.00 p.m.** for the purpose of transacting the business mentioned in the Agenda.

Yours sincerely

*Dr M K Ayres*

Town Clerk.

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**PLEASE NOTE:**      **15 MINUTES OF PUBLIC PARTICIPATION TIME WILL BE HELD AT 7.00 P.M. PRIOR TO THE COMMENCEMENT OF THE MEETING.**

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To the Town Mayor and Deputy Mayor,  
Councillor Foster and Councillors Dorrington,  
Lejeune, Monkhouse, Sutton, and Vile.  
Copies to all Councillors and Chief Officers.

**A G E N D A**

1. Apologies
2. Declarations of Interest and consideration of requests for Grants of Dispensations  
(Councillors are reminded of their obligations to declare their interests in accordance with Section 9 and Appendix B of the Council's Code of Conduct)

**Planning**

3. Plans for consideration (Schedule enclosed)
4. Applications for tree works - opportunity to raise any matters of concern

**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 - Draft Local Nature Recovery Strategy 2025 Public Consultation  
(Closing date for responses 30<sup>th</sup> July 2025)

- For further information and to complete the online survey please visit:  
<https://www.dorsetcouncil.gov.uk/dorset-s-local-nature-recovery-strategy>

### Neighbourhood Planning

6. Appointment of Swanage Neighbourhood Plan (SNP) Steering Group 2025/26  
(Copy Terms of Reference for the SNP Steering Group enclosed)
  7. Matters arising from draft Minutes of the Meeting of the Swanage Neighbourhood Plan  
Steering Group held on 7<sup>th</sup> May 2025 (Copy to follow)
  8. Items of Information and Matters for Forthcoming Agendas
  9. Date of next meeting – Monday 7<sup>th</sup> July 2025
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## SWANAGE TOWN COUNCIL

### PLANS FOR CONSIDERATION ON MONDAY 2<sup>nd</sup> JUNE 2025

| <u>Delegated Applications</u>             |   |  |
|---|---|--|
| 1.  | <a href="#">P/FUL/2025/02253</a>                  | <b>Oregon House, 27A Park Road, Swanage, BH19 2AA</b><br>Replacement of existing timber vertical sliding sash windows with like for like double glazed vertical sliding sash windows.  |
| *2.                                       | <a href="#">P/HOU/2025/02584</a>                  | <b>31 Rabling Road, Swanage, BH19 1ED</b><br>Re-build and enlarge existing rear and side extensions. Re-roof main house and install mono pitch over side extension.  |
| 3.  | <a href="#">P/HOU/2025/02834</a>                  | <b>Tor Cottage, 11 Victoria Road, Swanage, BH19 1LY</b><br>Erect single storey rear extension, and internal alterations.   |
| 4.  | <a href="#">P/LBC/2025/02870</a><br><b>LISTED</b> | <b>Listed Building Consent</b><br><b>Flat 19, 1 Royal Victoria Apartments, High Street, Swanage, BH19 2LN</b><br>Remove existing escape window on the lower ground floor and replace with a hardwood escape door.  |
| *5.                                       | <a href="#">P/OUT/2024/03253</a>                  | <b>Revised plans and information</b><br><b>Harrow House, Harrow Drive, Swanage, BH19 1PE</b><br>Outline application with all matters reserved (except for access, scale and layout) for the erection of up to 93 dwellings, including the conversion of an existing building, with associated infrastructure, landscaping and parking. |
| <u>For Information Only</u>               |   |  |
| <b>Certificate of Lawful Use Proposed</b> |   |  |
| 6.  | <a href="#">P/CLP/2025/02653</a>                  | <b>18 Ballard Estate, Swanage, BH19 1QZ</b><br>Nothing externally is changing, a doorway is being created in the party wall between the two properties.  |
| 7.  | <a href="#">P/CLP/2025/02903</a>                  | <b>Flats 2 &amp; 3, Hardy Court, Marshall Row, Swanage, BH19 2AF</b><br>To determine whether combining two C3 dwellings into one single C3 residential dwelling is lawful.   |
| 8.  | <a href="#">P/CLP/2025/02925</a>                  | <b>Woodland Rise, Atlantic Road, Swanage, BH19 2EF</b><br>Convert double garage/entrance hall. Install entrance doors/single garage door in a style/materials to match existing.   |
| <u>Applications for Tree Works</u>        |   |  |
| <a href="#">P/TRT/2025/02727</a>          |   | <b>Swanage Conservation Area &amp; Tree Preservation Order</b><br><b>26 Queens Road, Swanage, BH19 2ER</b><br>T1 Monterey Cypress - Reduce and shape canopy by up to 2 metres. Remove 2 north facing low limbs.  |
| <a href="#">P/TRT/2025/02729</a>          |   | <b>Tree Preservation Order</b><br><b>59 Queens Road, Swanage, BH19 2EW</b>   |

|                                  |   |
|----------------------------------|---|
|                                  | <p>T3 &amp; T4 Limes: Reduce height to establish new pollard points at a height of not less than 10m above ground level. Prune radial canopy spread reducing to not less than 1.5m in any one direction measured out from the stem.</p> <p>T5 Beech: Re-cut to establish new pollard points at a height of not less than 12m above ground level. Prune radial canopy spread E, S, &amp; W reducing to not less than 2.5m in any one direction measured out from the stem. Prune North canopy, reducing to not less than 5m measured out from the stem.</p>  |
| <a href="#">P/TRT/2025/02975</a> | <p><b>Tree Preservation Order</b><br/> <b>Woodland Rise, Atlantic Road, Swanage, BH19 2EF</b><br/> Arboricultural management works to two semi-mature yew stems as per the details and particulars contained in the supporting tree survey document Ref: SW/TMS/341/25.<br/> T1 Yew - Fell.<br/> No replacement is proposed. Reason: Insufficient available space due to the presence of infrastructure and no public amenity benefit. For the avoidance of doubt, Dorset Council is also notified of an intention to remove a western red cedar (T3) that is not listed on the very specific TPO schedule and therefore deemed as not protected by PDC/TPO 122 - 1982.</p> |
| <a href="#">P/TRT/2025/03007</a> | <p><b>Tree Preservation Order</b><br/> <b>18 Bon Accord Road, Swanage, BH19 2DT</b><br/> T1 - Ash. 2m reduction all over.</p>   |

**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 #.