

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 3rd FEBRUARY 2025** at **7.00 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor J Lejeune

Swanage Town Council

Councillor D Monkhouse

Swanage Town Council

Councillor C Moreton

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 no members of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

Apologies for her inability to attend the Meeting were received from Councillor Foster.

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/FUL/2024/07628

41 Rabbling Road, Swanage, BH19 1ED

Erect a block of 5no. single garages.

OBSERVATION: Recommend refusal. The Town Council has no objection to the construction of a new garage in principle, however, concerns are held regarding the proposal as submitted, which are raised as follows:-

- **Overdevelopment** – the proposed five garages appear excessive for the size of the site and for serving a single residential property. The Committee notes that nearby properties typically have single garages to the rear. Given the constraints of the site, the Committee recommends that consideration be given to a smaller-scale development, such as a single garage.
- **Highway issues - traffic generation, vehicular access and highway safety** – concerns are raised regarding the service lane to the rear of this property, which is a narrow, single carriageway, with inadequate space for vehicles to safely swing into the proposed five garages. Further concerns relate

- to the potential increase in vehicle usage of the lane.
- **Noise or disturbance** - additionally, the application does not clearly specify the intended use of the garages, raising further uncertainty about traffic impact, noise and disturbance. There are concerns about the potential adverse impact on neighbour amenity.

P/PAMF/2025/0027

41 High Street, Swanage, BH19 2LU

Change of use from Class E (commercial) to a mixed use consisting of Class E on the ground floor, and two residential flats above (one on the first floor, and one on the second floor) with no external changes.

OBSERVATION: The Town Council is pleased to note that the proposal seeks to retain commercial use of the ground floor of the property, whilst providing residential accommodation on the first and second floors. It is also pleased to note that no external changes are planned, in view of the property's setting within the Swanage Conservation Area, and therefore has no objection to the proposal, subject to the Design and Conservation Officer's report and any recommendations.

P/VOC/2025/00165

California Quarry, Priests Way, Swanage

Extension to existing Purbeck Stone quarry, including stone extraction and restoration with quarry waste; relocation of cutting shed, weighbridge, and office, from Swanage Quarry, and revised access route (with variation of condition 1 of approved planning application No. 6/2012/0077 to extend the restoration end date).

OBSERVATION: No objection.

P/VOC/2025/00166

California Quarry, Priests Way, Swanage

Regularise the site boundary of the Quarry Service Area (with variation of condition 1 of approved planning application No. 6/2012/0076 to extend the time limit for restoration).

OBSERVATION: No objection.

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

Consideration was given to the following proposed tree works:-

P/TRC/2025/00297

Marina View, 29 Park Road, Swanage, BH19 2AA

T1 White poplar - Crown reduce back to previous pruning points.

OBSERVATION: No objection.

P/TRT/2025/00155

Swanage Youth Hostel, 20 Cluny Crescent, Swanage, BH19 2BS

T1 Cherry - Reshape - reducing spread by <2m and height by 1m; Remove dead wood, suckers and sever ivy.

G2 Sycamore x4 and Ash x2 - Fell.

T3 Cherry - Fell.

T4 Mulberry - Reshape to balance crown by reducing spread by 2m and height by 2m; Clear away competitive scrub growth.

H5 Sycamore (approximately 6-8 x scrub/hedge trees) - Fell.

G6 Cherry, Plum and Apple (3 x trees) - Prune to restore orchard – prune height by 1m-2m, spread by 1m-2m.

T7 Perry Pear - Remove dead wood and reduce east spread to 2m.

T8 Bay Laurel - Fell.

T9 Yew - Lift crown 1m clear from roof - i.e. 2.5m-3m from ground.
T10 Lawson Cypress - Fell.
T11 Bay Laurel - Fell.
T12 Lawson Cypress - Fell.
T13 Lime - Reduce height to 6m and spread to 6m; Lift crown 1m clear from roof.
T14 Lime - Reduce height to 6m and spread to 6m; Lift crown 1m clear from roof.
T16 Bay Laurel - Fell.
T17 Holm Oak - Reduce spread south to 6m and height to 8m.
T18 Sycamore - Fell.
G20 Holm Oak, Cherry Laurel and Bay Laurel approximately (5-7 x scrub trees/shrubs) - Fell.
T21 Beech - Shape back from building to leave clearance of 1m between the tree and the building.

OBSERVATION: During the discussion, some concerns were raised about the extent of felling in this proposal, although it was noted that a 'Replanting Plan' had been submitted. However, this did not provide any details of the proposed trees to be planted.

It was proposed by Councillor Moreton and seconded by Councillor Bonfield:-

That the Town Council has no objection to the proposed tree works at Swanage Youth Hostel, as set out above.

Upon being put to the Meeting, THREE Members voted IN FAVOUR of the Proposition, ONE AGAINST and there were TWO ABSTENTIONS, whereupon the Proposition was declared CARRIED.

P/TRT/2025/00286

Purbeck Heights, Belle Vue Road, Swanage, BH19 2HP

T1 Holm Oak - Pollard at a height of approximately 5ft above the main union break (pollard points shown in submitted photographs by red marks).

OBSERVATION: No objection.

P/TRT/2025/00306

Durlston Country Park, Lighthouse Road, Swanage, BH19 2JL

(2) Ash (Castle woodland) with Dieback - Fell.

(3) Hawthorn (Castle woodland) dropped over path - Fell.

(5) Holm Oak (Castle woodland) with dead stems - Prune 5x stems indicated on image - all to be removed back to the main stem.

(6) Holm Oak (Castle woodland) obstructing road access - Prune 2 stems - remove the two stems (as pictured) back to the stump.

(8) Hawthorn (Castle woodland) dropped over path - Fell.

(9) Sycamore (Timeline) dead - Fell.

(14) Ash (Sunnydale gardens) with Dieback - Prune 4 lower branches above seat and footpath, as shown in picture. Each of the branches has dead wood and request to prune back to their main stems.

(15) Ash (Aviaries) with Dieback - Fell.

(18) English Elm (Between Solent Road - Egyptian Seat) dead (Dutch Elm Disease) - Fell.

(20) Sycamore (Between Solent Road - Egyptian Seat) with dead branches - Remove 3 dead branches back to main stem, outlined on image.

(21) Sycamore (Between Solent Road - Egyptian Seat) with dead top - Fell.

(23) Beech (Between Solent Road - Egyptian Seat) with dead branches - Remove 4 dead branches, as shown on image, back to the main stem.

(24) Beech (Between Solent Road - Egyptian Seat) with dying branches - Remove 3 dead/dying branches, back to the main stem.

OBSERVATION: The Town Council has no objection to the proposals and is pleased to note that 100 new native trees have been planted before the trees affected by this application are felled.

P/TRT/2025/00317 **55 Queens Road, Swanage, BH19 2EN**
T1, T2, T3, T5, T6 & T8 Limes - Pollard at a height of 1-2 metres below previous pollard height. T4 & T7 Beeches - Crown reduce by 1-2 metres.

OBSERVATION: No objection.

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

a) Cornerstone Telecommunications Infrastructure Limited, on behalf of Vodafone consultation regarding proposed base station upgrade in Main Beach car park – update

Further to Minute No. 6 c) of the Planning and Consultation Committee Meeting held on 6th January 2025 it was reported that Dorset Council had confirmed that planning permission would not be required for these proposed works, and that no further comments had been forthcoming from Town Councillors.

Committee Members had no further comments to make, and agreed that there was no need for further action to be taken regarding this consultation.

b) Dorset Council – Low Carbon Dorset Community Impact Survey

It was reported that the Town Council had recently received a grant from Low Carbon Dorset, a Dorset Council programme helping local organisations reduce carbon emissions and save on energy costs. It was noted that through this grant the Town Council had been able to install solar panels at Beach Gardens Pavilion and the Council's Depot, and energy efficiency measures in the Town Hall and Swanage Information Centre.

Low Carbon Dorset was now keen to hear whether the Council thought that these measures had improved the buildings.

During the ensuing discussion Committee Members felt that it would be prudent to obtain feedback from the Council's Assets and Compliance Manager regarding the impact that these measures may have had prior to submitting its response to the survey.

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

That delegated authority be given to officers, in consultation with the Chairman, Councillor Bonfield, to formulate and submit the Town Council's response to the survey.

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

6) Items of Information and Matters for Forthcoming Agendas

a) Ministry of Housing, Communities and Local Government (MHCLG) – Public Consultation – Strengthening the standards and conduct framework for local authorities in England

- it was reported that the MHCLG was seeking views on proposals to introduce measures to strengthen the standards and conduct regime for local authorities in England and ensure consistency of approach amongst councils investigating serious breaches of their member codes of conduct. It was noted that this was an open consultation, and the MHCLG was inviting responses from local authority elected members and officers

from all types and tiers of authorities, local authority sector representative organisations, and members of the public. Details of the consultation had been circulated to all Town Councillors and officers, and the Chairman encouraged Members and officers to complete the online survey individually. Closing date for responses was 26th February 2025.

- b) Dorset Council (DC) – Public Consultation - Children’s Centres** - it was reported that DC was seeking views from local residents on how it was planning to develop its offer of information and support to families across the Dorset Council area. The consultation also aimed to gather views on changing the use of council-owned buildings to improve access to and uptake of support services for families (Family Hubs). Feedback from this consultation would be reviewed by DC and used to form the final plan for service delivery. Closing date for responses was 21st February 2025.

7) Date of next meeting

The date of the next meeting had been scheduled for Monday 3rd March 2025.

The meeting closed at 8.05 p.m.
