

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

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor T Foster

Swanage Town Council

Councillor J Lejeune

Swanage Town Council

Councillor C Moreton

Swanage Town Council

Councillor C Tomes

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Councillor W Trite

Swanage Town Council

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 Monkhouse.

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/2025/00713

28-36 Station Road, Swanage, BH19 1AF

Removal of existing part-pitched roof, to replace with new lower flat roof to provide platform for new plant solution. Installation of new plant solution, including the removal of existing condenser units and surrounding railings, replaced with the installation of 2no. new compact low noise condenser units on new flat roof, anthracite grey horizontal aluminium louvres, and new access hatch to plant room below.

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

P/FUL/2025/00784

Swanage Methodist Church, High Street, Swanage, BH19 2LZ

Installation of a ground floor external door to the church tower, and installation of new internal platform lift to provide disabled access into the building, with associated localised internal and external changes.

OBSERVATION: The Committee has no objection to the proposals and notes the public's support for the planned accessibility improvements to the building.

- * # P/FUL/2025/00819 **Kiosk adjacent beach bungalows, Shore Road, Swanage, BH19 1LD**
Create extension for new WC and storage.
OBSERVATION: No objection, subject to adherence to the Design and Conservation Officer's report and recommendations.
- P/HOU/2025/00180 **70 Higher Days Road, Swanage, BH19 2LB**
Remove existing conservatory and front porch. Build rear extension, front porch, and side utility room. Erect black flue.
OBSERVATION: No objection.
- P/HOU/2025/00724 **15 Princess Road, Swanage, BH19 1JG**
Demolish conservatory and erect a ground floor extension.
OBSERVATION: No objection.
- * P/HOU/2025/01086 **19 Battlemead, Swanage, BH19 1PH**
Extend and convert existing garage to form annexe.
OBSERVATION: No objection.
- P/LBC/2025/00785 **Listed Building Consent**
LISTED **41 High Street, Swanage, BH19 2LU**
Reinstate timber doors on the ground floor onto the High Street frontage, new single door at first floor at the rear of the building, reinstate staircase in historic location, and internal alterations in the form of blocking up doorways, forming new door openings, and creation of new internal partitions.
OBSERVATION: Further to its comments on 3rd February 2025 regarding associated planning application No. P/PAMF/2025/0027, the Committee is pleased to note retention of the building's heritage and has no objection to the proposals, subject to adherence to the Design and Conservation Officer's report and recommendations.
- * P/ADV/2024/06115 **Notification of Appeal**
Appeal start date: 4th February 2025
Appeal Reference No. APP/D1265/Z/25/3358573
11 Shore Road Swanage BH19 1LA
Erection of replacement fascia signs on north and east elevations.
Fascia sign on north elevation to be illuminated.

An appeal had been made to the Secretary of State against the decision of Dorset Council to refuse to grant advertisement consent. The appeal was proceeding under the Commercial Appeal Service.

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

Consideration was given to the following proposed tree works:-

- P/TRT/2025/01202 **55 Queens Road, Swanage, BH19 2EN**
T1, T2, T3, T5, T6 and T8 Lime: Re-pollard back to previous pollard points. No works to T4 and T7 Beech.
OBSERVATION: Committee Members had no comments to make regarding this application.

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) – Dorset Open Land (Number 2) Anti-social Behaviour Related Public Spaces Protection Order 2025 Public Consultation**

It was reported that DC was consulting on a new order aimed at addressing anti-social behaviour related to fires in grass, heathland and forest areas. It was noted that such fires posed risks to life, biodiversity, habitats and property, and may contribute to climate change. Evidence indicated that fires had been started by disposable BBQs and campfires on open land, including heathland in the Dorset Council area.

Further to Minute Nos. 5 a), 3), and 6) of the Planning and Consultation Committee Meetings held on 6th March 2023, 5th June 2023, and 4th December 2023 respectively, regarding consultation on The Dorset Open Land Anti-social Behaviour Related Public Spaces Protection Order (PSPO) 2022 (which would expire in June 2025), and on the advice of DC's Head of Community and Public Protection, a list of areas in Swanage had been submitted for DC's 2024 review of the PSPO (listed below). However, none of these areas were included in the proposed new order:-

- Herston Community Field (Former St Mark's Playing Fields)
- King George's Playing Fields
- Day's Park
- Prince Albert Gardens
- Peveril Point and The Downs Local Nature Reserve
- Herston Village Green
- Sandpit and Weather Station Fields
- Recreation Ground
- The two SANG sites (Suitable Alternative Natural Greenspace) in Northbrook Road/Washpond Lane

During the discussion, it was agreed that a strongly worded representation expressing the Town Council's disappointment that Swanage had not been included in the review should be submitted to DC, copied to the Town Council's Dorset Councillors.

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

That delegated authority be given to officers, in consultation with the Chairman, Councillor Bonfield, to formulate the above representation, which would also form the basis of the Town Council's response to the consultation.

6) **Matters arising from draft Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 3rd February 2025**

SNP Steering Group meetings were now being held monthly on the same day as the Planning and Consultation Committee, and the Group had met earlier today. The updates contained within the Minutes were noted, and there were no matters raised.

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

a) **Dorset Council (DC) – The Dorset Beaches (Studland) Anti-social Behaviour Related Public Spaces Protection Order 2025 Public Consultation** – further to Minute No. 5 a)

above, it was reported that DC was also consulting on another new order which was intended to tackle issues of anti-social behaviour arising from camping on beaches in Studland. Details of the consultation would be publicised on the Town Council's website and Facebook page. It was noted that the closing date for responses was 20th April 2025.

8) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 7th April 2025.

The meeting closed at 7.40 p.m.
