

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 4<sup>th</sup> NOVEMBER 2024** 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 D Monkhouse

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 his inability to attend the Meeting were received from Councillor Moreton.

#### **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/2024/06115     **11 Shore Road, Swanage, BH19 1LA**  
Erection of replacement fascia signs on north and east elevations.  
**OBSERVATION:** No objection, subject to adherence to the Design and Conservation Officer's report and recommendations.
- P/FUL/2024/05599     **Flat B, Netton Lodge, 4 Durlston Road, Swanage, BH19 2DL**  
Replacement of windows and doors at property.  
**OBSERVATION:** No objection.
- \*# P/FUL/2024/05922     **Swanage Town and Herston Football Club, Days Park, De Moulham Road, Swanage, BH19 1NN**  
Demolition of existing clubhouse/sports hall and erection of new community sports facility.  
**OBSERVATION:** As applicant, the Town Council had no comments to make regarding this application.

- P/HOU/2024/05948      **17 Osborne Road, Swanage, BH19 2QA**  
Removal of existing conservatory and erect a rear extension.  
Removal of two existing windows to create a single large window in the kitchen. Existing windows on the rear elevations to be upgraded to double glazed aluminium framed windows.  
**OBSERVATION:** No objection.
- P/HOU/2024/06112      **37 Newton Manor Close, Swanage, BH19 1JS**  
Retain ground floor rear infill extension, and roof conversion with rear facing dormer (alternative scheme to approved planning application No. P/HOU/2023/02456).  
**OBSERVATION:** No objection.
- \* P/HOU/2024/06230      **17 Walrond Road, Swanage, BH19 1PB**  
Demolish existing garage and workshop to create a multi-use space to house small boats, trailers, and other water sports equipment. Mezzanine floor to house small sauna and gym room with deck to garden.  
**OBSERVATION:** No objection.
- P/VOC/2024/05823      **Variation of Condition**  
**10 Cluny Crescent, Swanage, BH19 2BS**  
Variation of condition 2 of approved planning application No. P/FUL/2023/06595 (Convert existing dwelling into two separate dwellings.) to make changes by varying the approved drawings to include drawings which propose replacing the existing external doors and windows.  
**OBSERVATION:** No objection, subject to adherence to the reports and recommendations of Dorset Council's Building Control, and Design and Conservation Officer, dated 11<sup>th</sup> and 22<sup>nd</sup> October respectively.

**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**

P/TRT/2024/05841      **Cliff Cottage, Shore Road, Swanage, BH19 1LD**  
T1 Turkey Oak: Prune back secondary branch tips to provide a clearance of 2m between the branches and buildings.

P/TRT/2024/06209      **Humberstone House, Southcliff Road, Swanage, BH19 2JB**  
T1 Holm Oak - Coppice to retain root structure in bank.

Consideration was given to the above proposed tree works.

**OBSERVATION:** Committee Members had no comments to make regarding these applications.

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

a) **Wessex Marine Team, Wessex Area Team, Natural England – Marine Protected Areas - New and updated Marine Conservation Advice packages: September 2024 – Invitation to comment** – further to Minute No. 5 a) of the Planning and Consultation

Committee Meeting held on 7<sup>th</sup> October 2024, further consideration would be given to this consultation at the next Committee Meeting being held on 2<sup>nd</sup> December, when any feedback on the consultation would have been received from the Council's Environment and Green Spaces Committee and Coastal Change and Beach Management Advisory Committee.

- b) Dorset Association of Parish and Town Councils (DAPTC) – online training event – National Planning Policy Framework (NPPF) – potential changes – Monday 18<sup>th</sup> November 2024 at 4.00 p.m.** – details of an upcoming online training event being hosted by the DAPTC regarding potential changes to the NPPF were provided. During the ensuing discussion concerns were raised about the number of proposed changes, and what these could mean for the local area. Additional comments were made regarding the recent adoption of the Purbeck Local Plan 2018-2034, the emerging draft Dorset Local Plan, and the ongoing development of the draft Swanage Neighbourhood Plan. As a result, a request was made for officers to explore options for arranging further face-to-face planning training. Committee Members were invited to submit any specific topics they would like to see included in such training.

**6) Date of next meeting**

The date of the next meeting had been scheduled for Monday 2<sup>nd</sup> December 2024.

The meeting closed at 7.45 p.m.

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