

Minutes of the Meeting of the **PLANNING AND
CONSULTATION COMMITTEE** held at the Town Hall,
Swanage on **MONDAY, 7th APRIL 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 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

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.

Planning application No. P/HOU/2025/00723 8 Findlay Place, Swanage, BH19 1JW – Councillor Tomes declared a non-pecuniary interest under the Code of Conduct by reason of close family members residing in a nearby property.

Planning application No. P/VOC/2025/01291 Peacehaven, 2 Peveril Road, Swanage, BH19 2DH - Councillor Foster declared a non-pecuniary interest under the Code of Conduct by reason of being a relative of the applicant.

There were no further declarations to record on this occasion.

Planning

3) Plans for consideration

Delegated Applications

P/CLP/2025/01659

**Certificate of Lawful Use Proposed
3 Newton Rise, Swanage, BH19 2QP**

Erect single storey rear extension.

OBSERVATION: No objection.

* P/FUL/2025/00986

47 De Moulham Road, Swanage, BH19 1NU

Sever land and erect new detached dwelling, with associated access and parking.

OBSERVATION: No objection to the proposed new dwelling, subject to mitigation of any neighbours' concerns received regarding potential overlooking and loss of privacy/neighbour amenity. However, major concerns are held regarding the extent of tree felling/loss of trees in this proposal:

Loss of greenspace/biodiversity/nature conservation – proposed loss of large area of garden/greenspace/mature trees. The Council would wish to see as many of the trees retained as possible, and requests that consideration is given to the planting of more (native species) trees/shrubs, and that this should be a condition of any approved application, in the interests of biodiversity/nature conservation.

Attention is drawn to the adopted **Swanage Green Infrastructure Strategy SPD** (green corridors), and also to the Council's **Environment Policy and Action Plan**, and work being undertaken to protect and enhance the town's natural environment.

Although not a material planning consideration, comments are made that the applicant needs to be made aware of the De Moulham Trust covenants that are extant on this property.

Further to his declaration of interest under Minute No. 2), Councillor Tomes remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

- P/HOU/2025/00723 **8 Findlay Place, Swanage, BH19 1JW**
Construction of hip to gable loft conversion, with side dormer.
OBSERVATION: No objection, subject to mitigation of any neighbours' concerns received regarding potential overlooking, and loss of privacy/neighbour amenity.
- P/HOU/2025/00807 **73 Steer Road, Swanage, BH19 2RX**
Erect two storey rear extension.
OBSERVATION: No objection.
- P/HOU/2025/01101 **2 Shottsford Close, Swanage, BH19 2LH**
Erect single storey rear extension.
OBSERVATION: No objection.
- P/HOU/2025/01431 **Durlston Wall, 3 Belle Vue Road, Swanage, BH19 2HP**
Partial demolition, alterations, and extension to the existing dwelling.
OBSERVATION: Committee Members support the Design and Conservation Officer's comments and recommendations (email dated 1st April 2025) and have no objection to the proposal, subject to adherence to the Officer's recommendations, including any further recommendations following the receipt of additional information.
- P/LBC/2025/01674 **Listed Building Consent – Amended proposal**
LISTED **The Globe Inn, 3 Bell Street, Swanage, BH19 2RY**
Re-thatch outbuilding in water reed, further to Listed Building Consent granted in September 2024 (P/LBC/2024/04207)
OBSERVATION: No objection.

Further to her declaration of interest under Minute No. 2), Councillor Foster remained in the room during consideration of the following item, but did not take part in any discussion, decision or vote.

- P/VOC/2025/01291 **Variation of Condition**
Peacehaven, 2 Peveril Road, Swanage, BH19 2DH

Variation of conditions 2 and 3 of approved planning application No. P/HOU/2024/03746 (Erect side extension, increase the extent of the roof, and internal alterations.) to improve the design of the original application.

OBSERVATION: Due to insufficient information regarding the proposed variation of conditions 2 and 3, on which to base an informed observation, Committee Members had no comments on the application.

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 *.

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

There were no matters raised.

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) – Street Lighting Policy Public Consultation

It was reported that DC was seeking feedback on a range of potential changes to its street lighting to improve nighttime safety, save energy, and enhance sustainability. These proposals would be considered alongside the Council's commitments to the natural environment, climate and ecological priorities, public health and safety, and cost reduction. These proposals included:

- Using lower correlated colour temperature (CCT) LEDs in new streetlights for a warmer lighting mix
- Clarifying environmental zoning for street lighting
- Dimming of lights

Consultation responses would inform revisions to the Street Lighting and Illuminated Signs Policy (introduced in 2020). The updated policy would reflect Dorset's unique environment, climate goals, modern technology, health and wellbeing priorities, and best practice.

The consultation questions were reviewed by Committee Members and, in view of the importance of the survey, it was agreed that, in addition to the Town Council submitting a collective response, all Town Councillors should also consider completing the survey individually, as local residents.

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 complete and submit the Town Council's response to the online survey, in accordance with the discussions held at the meeting.

A copy of the completed survey would be circulated to Committee Members, and details of the consultation would also be circulated to all Councillors, as above.

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

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) – Parents Views on Before and Afterschool Childcare Public

Consultation –it was reported that DC was providing funding to schools and childcare settings to either create or expand existing childcare to meet the hours of 8am to 6pm, and was consulting with parents of primary school-aged children about what type of before and after school childcare they needed. 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 30th April 2025.

8) Date of next meeting

It was noted that Monday 5th May 2025 was a Bank Holiday, therefore the date of the next meeting had been scheduled for Wednesday 7th May 2025.

The meeting closed at 7.45 p.m.
