

Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **WEDNESDAY, 7th MAY 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 S Vile

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

There was one member of the public present at the meeting.

Public Participation Time

The following matter was raised:

Swanage Bandstand – appreciation was expressed to the Town Council, the Assets and Compliance Manager, and the Operations Team, for commissioning and arranging the installation of the new coping stones around the bandstand. Comments were made that the work had been completed in a timely and sensitive manner. Attention was also drawn to the number of bookings already made for the bandstand this year, as well as the high level of interest from bands wishing to perform.

The Chairman extended thanks to Mr Alan Houghton and the Friends of Swanage Bandstand for their tireless fundraising efforts in support of the bandstand.

1) **Apologies**

Apologies for their inability to attend the Meeting were received from Councillors Monkhouse and Tomes.

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/2025/01253

Flats 1-3, 75-79 Burr Stone Mead, High Street, Swanage, BH19 2LY

Replace existing timber windows and timber soffit, fascia, and bargeboards, with new timber-effect uPVC. Rainwater goods to be replaced to match existing. Replace existing timber doors with new timber-effect uPVC.

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

* P/FUL/2025/01925

Annexe, 31 Northbrook Road, Swanage, BH19 1PP

Sever detached ancillary dwelling to form separate dwelling.

OBSERVATION: The Committee has no objection to the proposed amendments to the property, provided it is used as a holiday let or for short/long-term letting, and subject to the planning officer's recommendations outlined in the pre-application report dated 14th March 2025. The Committee recommends that any approved scheme should include a condition that the annexe is to be used solely for these purposes, and only as incidental to the residential use of No. 31. The Committee objects to the following:

- The severance of the annexe to create a separate plot for future habitation.
- The creation of a separate postal address for the annexe.

For Information Only

P/CLP/2025/02334

Certificate of Lawful Use Proposed

18 Burlington Road, Swanage, BH19 1LS

The application will include the construction of decking and glass balustrade.

P/NMA/2025/02264

Non material amendment

6 Gannetts Park, Swanage, BH19 1PF

Non material amendment to approved planning application No. P/HOU/2024/03127 (Demolition of existing extension and garage, and construction of single storey-side extension to form ground floor living accommodation.) to increase width, remove the corridor and the new front door on the extension.

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

Consideration was given to the following proposed tree works in the Swanage Conservation Area:-

P/TRC/2025/02092

15 Manor Road, Swanage, BH19 2BH

T1 Lime - Re-pollard to previous pollard points as indicated on submitted photograph.

OBSERVATION: No objection.

P/TRC/2025/02189

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

T1 Eucalyptus - Reduce height to just below the height of the building gable end, as shown on submitted annotated photograph.

OBSERVATION: No objection.

Licensing

5) To note receipt of the following premises licence application, and to determine the Council's response, if any:

- a) The Purbeck Plaza Limited, 19 High Street, Swanage, BH19 2LP – application for renewal of an existing pavement or sitting out licence – to be granted under the Highways Act 1980 Licence to Use a Sitting Out Area on the Public Highway

Consideration was given to The Purbeck Plaza Limited's application for renewal of an existing Licence to Use a Sitting Out Area on the Public Highway.

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

That the Town Council has no objection to the renewal of The Purbeck Plaza Limited's Licence to Use a Sitting Out Area on the Public Highway.

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

a) Dorset Council (DC) – Towards a new model for day opportunities - a new way of delivering opportunities in Dorset

It was reported that DC was seeking feedback on proposed changes to the provision of day opportunities across the county. Previous consultations in 2021 and 2023 with service users had highlighted a desire for a wider choice of local activities, with more flexible options available in the evenings and at weekends.

DC was now inviting views on its proposed *hub, spoke and specialist* model, to better understand how this approach could work within communities.

Day opportunities were defined as activities that supported individuals to develop new skills, maintain or increase independence, or meet care needs. These could include:

- Life skills training
- Support to find a job
- Time at a day centre
- A sporting activity
- Clubs and social activities
- Less formal activities such as time with friends, nature walks or visits to the local town centre

In Swanage, it was noted that DC would be working with the Swanage and Purbeck Development Trust to develop community activities at the Focus Centre, and with local organisations to expand provision elsewhere.

Committee Members had reviewed the consultation content and had no further comments.

It was noted that details of the consultation and the online survey had been published on the Town Council's website and Facebook page. The deadline for responses was 9th June.

7) Matters arising from draft Minutes of the Meeting of the Swanage Neighbourhood Plan Steering Group held on 7th April 2025

The updates within the Minutes were noted. A discussion followed regarding the SNP Steering Group meeting held earlier in the day, at which the draft content of the upcoming public engagement materials, including the webpage and survey, had been reviewed. It was noted that some elements still required refinement. It was confirmed that officers would continue to work with Dorset Coast Forum to progress this.

8) Items of Information and Matters for Forthcoming Agendas

Details of the following new planning application had been received earlier today. Due to the response timescale, Committee Members reviewed the application during the meeting:-

P/HOU/2025/02330 **32 Newton Road, Swanage, BH19 2EA**

New rear dormer.

OBSERVATION: No objection.

9) Date of next meeting

The date of the next meeting had been scheduled for Monday 2nd June 2025.

The meeting closed at 7.35 p.m.