



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

8 September 2021

To: All Members of the Planning and Transport Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING AND TRANSPORT COMMITTEE** to be held on **WEDNESDAY 15 September 2021** in the Council Chamber, Town Hall, East Street, Wareham at **7.00pm** for the purpose of transacting the business set out in the Agenda below.

All Members of the Public are welcome to attend.

Vanessa Ricketts
Town Clerk

Please contact the Town Council office on 01929 553006 if you need any further information on this Agenda.

Members of the Planning and Transport Committee:

Councillor B Dean (Chairman)

Councillor Z Gover (Vice Chairman)

Councillor D Budd

Councillor D Cleaton

Councillor K Green

Councillor M Humphries

Councillor R Schofield

Please note that Wareham Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any Application. The decisions and comments this Committee makes will be fed into the planning process and added to reports by Planning Officers. Dorset Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision-making process have been completed.



**PLANNING AND
TRANSPORT
COMMITTEE MEETING**

A G E N D A

15 September 2021

1. Apologies for absence

To receive, and consider for acceptance, apologies for absence. (LGA1972 s85)

2. Declarations of interest

To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk. (Localism Act 2011 s29-34)

3. Public participation time

An opportunity for members of the public to raise issues of concern or interest, ask a question or make a statement or present a petition or be part of a deputation. Public participation time will be conducted in accordance with the Council's 'Protocol for Public Participation Time' which is limited to 15 minutes, with no individual speaker exceeding a maximum of three minutes each. (LGA1972 s100)

4. Confirmation of minutes of previous meeting held on 25 August 2021

To confirm, as a correct record, the minutes of the previous meeting of the Committee (LGA1972 sch12).

5. Matters arising from the minutes of the last meeting held on 25 August 2021

To consider any matters arising from the previous minutes of the Committee.

6. Delegated Decisions

To note the following Planning Applications discussed by the Chairman and the Town Clerk as per Terms of Reference and any decisions:

7. Planning Applications

Dorset Council is the local Planning Authority and consults Wareham Town Council on planning applications received for Wareham Town. To consider the following planning applications received:

Application Number: 6/2021/0399

Location: 9 Wyatts Lane, Wareham BH20 4NH

Proposal: Convert existing integral garage into an office and convert an existing side building into a garage

Decision required by: 14 September (extension agreed until 16 September)

Application Number: 6/2021/0379
Location: 9 Monmouth Rd, Wareham BH20 4QF
Proposal: 2 storey side extension and single storey rear extension to existing property relocation of front door, associated landscaping works

Decision required by: 15 September

Application Number: 6/2021/0394
Location: 19 West Walls, Wareham BH20 4QH
Proposal: Erect front porch and construct single storey outbuilding with covered links to existing dwelling and garage

Decision required by: 15 September

Application Number: P/HOU/2021/02599
Location: 31 Church St, Wareham BH20 4NF
Proposal: Demolish and rebuild existing pitched roof single storey rear extension, remove and insert new ground floor window. Form ensuite at first floor

Decision required by: 16 September

Application Number: P/LBC/2021/02600
Location: 31 Church St, Wareham BH20 4NF
Proposal: Demolish and rebuild existing pitched roof single storey rear extension, remove and insert ground floor window. Form ensuite at first floor.

Decision required by: 28 September

8. Changes to planning application notifications

Carried over from last meeting:

'Dorset Council no longer notify neighbouring properties. Applicants are now requested to display the planning notice, and this may be on the persons property and not visible from the boundary.'

9. Bestwall Park

From a Member:

Bestwall Park have erected a substantial gate and driveway across the existing footpath and then another gate out onto the road leading from Bestwall Road (by the Rugby Club) down towards the lakes. I remember in the past that they applied for Planning Permission to do this, but this was denied. It appears (unless I have missed something) that they have however gone ahead and erected this gateway etc with the thought that they may eventually if they keep the pressure on get planning permission for access from the Park out onto the road and then up through Bestwall Road. The objections were many in that Bestwall Road is a road for residential use only and although the Rugby Club use it and as such caravans etc using the Proctor Field for a few weeks a year from there on the road narrows considerably and as such is not suitable for tractors and trailers etc to use due to their size and the fact

that it is a public highway road used by many for walking etc., The Park owners wished to be able to use this to move animals from the farmland out onto the road and thence up Bestwall Road. This would necessitate large vehicles and trailers which would be totally unsuitable for the road in that at most of the time there are vehicles parked along the road on both sides in places and at present it is a nightmare for people trying to get through with their cars to their houses. We already have a tractor and trailer using the top end of the road to get to the water meadows occasionally for grazing purposes for cattle and also for maintenance of the meadow land and this can cause substantial difficulties especially if the refuse disposal vehicles are in the road at the same time. I am just flagging this up for the Planning department in case a planning application comes across their desks. The owners of the park have invested a huge amount of money in the beautiful wooden gates and the electric openers from their land onto and across the public footpath and other gates out onto the roadway so it is apparent that they in time will make a further application for its use.

10. Parking Working Group

To receive a report from the Parking Working Group.

11. To consider a request for a speed survey in North Street

A resident of North Street has asked that the Council approach Highways to carry out a speed survey, paying particular attention to the evening and night.

12. Any other items the Chairman deems urgent

For report, information or for the agenda at the next meeting of the Planning and Transport Committee only.

13. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 6 October 2021 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 25 August 2021 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

Committee Members Present: Councillors B Dean (Chairman), Z Gover (Vice Chairman) D Budd, D Cleaton, K Green, M Humphries

Officers present: K Noble, Deputy Town Clerk

101. Apologies for absence

Apologies were received from Councillor R Schofield.

102. Declarations of interest

Councillor Budd declared a personal interest in application 6/2021/0288.

103. Public participation time

There were 3 members of the public present. A member of the public raised concerns regarding the change in planning application notifications. Dorset Council no longer notify neighbouring properties. Applicants are now requested to display the planning notice, and this may be on the persons property and not visible from the boundary.

Members agreed that this should be added to the next agenda for discussion.

104. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 4 August 2021 were presented by the Chairman.

Resolved that the minutes be taken as read, confirmed and signed by the Chairman.

105. Matters arising from the minutes of the previous meeting

There were no matters arising from the previous minutes.

106. Delegated Decisions

The list of delegated planning decisions was received and noted.

107. Planning Applications

Application Number: 6/2021/0264

Location: 37 Northmoor Way, Wareham, BH20 4EE

Proposal: Proposed extensions to existing property

Decision: No objection

Application Number: 6/2021/0288

Location: 27 Bestwall Road, Wareham BH20 4HY

Proposal: Widen Drive and lengthen dropped curb

(Cllr Budd did not participate in the discussion or vote).

Decision: No objection.

Application Number: 6/2021/0295
Location: 17 St Martins Lane, Wareham BH20 4HF
Proposal: Rear Double Storey Extension with Loft/Roof Dormer

Decision: On balance, no objection.

Application Number: 6/2021/0296
Location: 15 St Martins Lane, Wareham BH20 4HF
Proposal: Rear Double Storey Extension with Loft/Roof Dormer

Decision: On balance, no objection.

Application Number: 6/2021/0231
Location: 28 North St, Wareham BH20 4AG
Proposal: Replacement of slate roof

Decision: No objection.

Application Number: 6/2021/0342
Location: Swineham Farm, Bestwall Rd, Wareham, BH20 4EE
Proposal: Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities

Decision: Objection. The Lake proposed for outdoor swimming was formed following quarrying for sand and gravel as part of an approved restoration scheme produced by the Wetlands Advisory Service. Although the site was to remain in private ownership it was intended that the wildlife lake referred to in the planning permission would be a quiet amenity area for the benefit of nature. Planning applications 6/88/387 and 6/2002/0477 are relevant. The site is designated as AONB, Green Belt and Purbeck Heritage Coast and is adjacent to Poole Harbour which is designated a Special Protection Area and Ramsar Site. The site is also within a high flood risk area. Therefore, the Council OBJECTS in particular for the following reasons:

- Outdoor swimming in the wildlife lake would have an adverse impact on the wildlife and would be incompatible with the National Planning Policy Framework Chapter 15 – Conserving and enhancing the natural environment and Purbeck Local Plan Part 1 Policy BIO: Biodiversity and Geodiversity.
- The container for changing facilities would not positively integrate with its surroundings, contrary to the National Planning Policy Framework Chapter 12 – Achieving well-designed places paragraphs 127 and 130 and Purbeck Local Plan Part 1 Policy D: Design.
- Access to the site is via a narrow single track private road which is also a well-used Public Right of Way on foot over ½ kilometre long, which because of a variety of uses now taking place at Swineham Farm, not all of which have been granted planning permission, now generates significantly more traffic movements than when the farm was in agricultural use, which significantly reduces the amenity value and increases the risks to those on foot.

Application Number: 6/2021/0343 – **For Information Only**
Location: Swineham Farm, Bestwall Rd, Wareham, BH20 4EE
Proposal: Temporary accommodation for builder and site security

Application Number: 6/2021/0355
Location: 25 Monmouth Rd, Wareham BH20 4QF
Proposal: Convert garage to habitable accommodation

Decision: No objection. Comment - the plans were difficult to understand.

Application Number: 6/2021/0383
Location: Homelea, Carey Rd, Wareham BH20 4BB
Proposal: Replace existing conservatory with single storey extension

Decision: No objection.

Application Number: 6/2021/0292
Location: 99 Northmoor Way, Wareham BH20 4EG
Proposal: Erect a dwelling

Decision: No objection.

Application Number: 6/2021/0385 (Supplementary item)
Location: 104 Northmoor Way, Wareham BH20 4ET
Proposal: Replace existing conservatory with single storey extension

Decision: No objection.

108. Request to Dorset Council for a review of a speed limit

A resident sent a letter raising concerns regarding speeding traffic in Northmoor Park and requesting the speed limit be reduced to 20 mph.

Resolved that a letter is sent to Dorset Council in support of the request for a review of the speed limit to be undertaken.

109. Future Applications – sending the link to Committee Members

It was noted that future applications would be forwarded to members via email as soon as they are received in the office, which includes the link to Dorset Council's Planning Portal.

110. Any other items the Chairman deems urgent

Concerns had been raised by a Councillor regarding the erection of gates and installation of a road at Bestwall Park. It was agreed to add this to the next meeting's agenda.

111. Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled to be held at **7.00pm on 15 September 2021.**

Chairman..... Date.....