



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

20 October 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 27 October 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 D Budd
Councillor K Green
Councillor R Schofield

Councillor Z Gover (Vice Chairman)
Councillor D Cleaton
Councillor M Humphries

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

27 October 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 6 October 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 6 October 2021

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

6. 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: 6/2021/0393
Location: 201 Northmoor Way, Wareham BH20 4DE
Proposal: to use the adjacent land to the owned property to a private garden. Erect a 1.8M built wall / fence to the boundary 50% of the area. The remaining area will be used as a front lawn

Decision required by: 21 October, extension agreed until 28 October

Application Number: 6/2021/0392
Location: 3 Pound Lane, Wareham BH20 4LQ
Proposal: Erect single storey kitchen extension and new rear porch

Decision required by: **27 October, extension agreed until 28 October**

Application Number: 6/2021/0363
Location: Store to the rear of 18 & 20 South St, Trinity Lane, Wareham BH20 4LT
Proposal: Application to Vary Condition 2 of Approved P/A 6/2015/0475 (Demolish existing garage/store and erect a two bedroomed dwelling) to allow alterations to the layout and the omission of roof terrace

Decision required by: **21 October, extension agreed until 28 October**

Application Number: P/LBC/2021/03276 (Listed Building Consent)
Location: North Mill, North Walls, Wareham BH20 4QW
Proposal: Property Flood Resilience Measures including reinstallation of existing flood barrier, installation of 3 new flood barriers, installation of non-return valves and mortar repairs

Decision required by: **5 November**

Application Number: P/FUL/2021/03233
Location: Lady St Mary Church, Wareham BH20 4NA
Proposal: Cover Becket Chapel roof with a zinc roof covering

Decision required by: **3 November**

Application Number: P/FUL/2021/03293
Location: Elmstead, Sandford Rd, Wareham BH20 4DH
Proposal: 1 no. detached chalet bungalow with car parking and access

Decision required by: **5 November**

Application Number: P/PASO/2021/03712 and 03713 - **For information only**
Location: Purbeck Sports Centre, Worgret Rd, Wareham BH20 4PH
Proposal: Installation of other Solar Photovoltaics (PV) Equipment on the rooves of a non-domestic building

7. To consider a motion from Councillor Cotton:

'That we approach DC to place pedestrian crossing signs along Bere Road due to the speed of vehicles and the poor visibility at one of the crossing points.'

8. 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.

9. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 17 November 2021 at 7.00pm**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 6 October 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 and M Humphries.

Officers present: K Noble, Deputy Town Clerk

183. Apologies for absence

Apologies were received from Councillors R Schofield and K Green.

184. Declarations of interest

There were no declarations of interest.

185. Public participation time

There was 1 member of the public present. The planning consultant for application 6/2020/0604 gave an overview of the amended plans submitted.

186. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 15 September 2021 were presented by the Chairman.

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

187. Matters arising from the minutes of the previous meeting

There were no matters arising.

188. Planning Applications

Application Number: P/HOU/2021/03086

Location: 5 Knightstone Close, Wareham, BH20 4NY

Proposal: Erect first floor over existing ground floor matching neighbouring property (No.6)

Decision: No objection

Application Number: 6/2020/0604

Location: Former Natwest Bank, 2 North Street, Wareham, BH20 4AU

Proposal: Mixed-use development comprising Use Class e (a) and (b) at ground floor frontage, conversion and extension of the existing building to form three self-contained apartments, demolition of existing rear extension and erection of terrace of three cottages

Decision: Object – Although the cottage style units are an improvement, the overall scheme is still overdevelopment and the Committee reiterate the reasons for the objection. The car park is the dominant feature to the front of units 4 to 6 and with the height of the site boundary walls make for an oppressive living environment which does not create a high-quality, well-designed development contrary to NPPF para. 122 particularly sub para e), para 127 particularly sub-paras. a), b) and c) and Purbeck Local

Plan Part 1 Policy D: Design and fails to positively contribute to the Conservation Area contrary to NPPF para. 192 particularly sub para c) and Purbeck Local Plan Part 1 LHH: Landscape, Historic Environment and Heritage. The layout of the car park does not allow vehicles to turn around and exit in forward gear, which will result in highway danger as vehicles reverse into the service road on a right-angled bend. Further there is insufficient parking spaces for all six units contrary to the Wareham Neighbourhood Plan Policy H10.

(1 member of the public left the meeting at this juncture).

Application Number: P/HOU/2021/03660
Location: 39 Sandford Road, Wareham, BH20 4DQ
Proposal: Erect single storey side and rear extensions

Decision: **No objection.** Comment – A window is missing from the first floor, south west elevation drawing.

Application Number: P/PASO/2021/03636 – **For information only**
Location: The Purbeck School, Worgret Road, Wareham, BH20 4PF
Proposal: The installation of other photovoltaics (PV) equipment on the roofs of a non-domestic building

Application Number: 6/2021/0309
Location: Purbeck Property, 5 South Street, Wareham, BH20 4LR
Proposal: To convert 5 South Street to one shop unit. Paint exterior and add new signage

Decision: **Object – The proposal is not converting to one shop unit, it is in fact converting a shop to an estate agents which is change of use. We object to the change of use to an office as it is contrary to the recent referendum approved Wareham Neighbourhood Plan, particularly TC1: Safeguarding Retail Provision within the Town Centre. The application does not comply with the Wareham Neighbourhood Plan ref TC5: Maintain and Enhancing the Street Scene due to the materials and construction of the facias and signage.**

Is it necessary to have the intensity of the installed window lighting switched on 24 hours a day?

The Committee would like it noted that it was disappointing to receive a retrospective application.

189. Any other items the Chairman deems urgent

There were no matters of urgency.

190. 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 Wednesday 27 October 2021.

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