



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

23 March 2022

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 30 March 2022** 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.

Katherine Noble
Acting 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

30 March 2022

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 9 March 2022

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 9 March 2022

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: P/FUL/2022/01319
Location: Land to the rear of 12 West St BH20 4JX
Proposal: Removal of existing shed and carport, construction of 2 bed dwelling with associated parking and garden

Decision required by: 6 April

Application Number: P/LBC/2022/0509 (listed building consent)
Location: Land to the rear of 12 West St BH20 4JX

Proposal: Removal of existing shed and carport, construction of 2 bed dwelling with associated parking and garden

Decision required by: **6 April**

Application Number: P/HOU/2022/00025
Location: 9 St Johns Hill BH20 4NA
Proposal: Various works associated with the upgrade and refurbishment of the property both internally and externally

Decision required by: **31 March**

Application Number: P/LBC/2022/0002
Location: 9 St Johns Hill BH20 4NA
Proposal: Various works associated with the upgrade and refurbishment of the property both internally and externally

Decision required by: **31 March**

Application Number: P/OUT/2022/01345
Location: 1 Westminster Rd BH20 4SR
Proposal: Demolish the existing industrial unit at 1 Westminster Road, and apply for change of use to residential

Decision required by: **31 March**

Application Number: P/LBC/2022/01499
Location: 22 West Street, Wareham, BH20 4JX
Proposal: Replacement rear ground floor extension. Restoration of the roof (structure, tiling, leadwork), replacement of the rear roof dormer with two new dormers. General external renovations.

Decision required by: **4 April 2022**

Application Number: P/FUL/2022/01545
Location: 12 Bestwall Road, Wareham, BH20 4NZ
Proposal: Demolition of existing bungalow and erection of replacement dwelling

Decision required by: **5 April 2022**

Application Number: P/HOU/2022/01760
Location: 185 Northmoor Way, Wareham BH20 4SB
Proposal: Demolish existing front porch & erect new single storey rear plus single storey front porch & bay extensions

Decision required by: **8 April 2022**

Application Number: P/LBC/2022/01782
Location: 27C East St, Wareham BH20 4NN
Proposal: Replacement of timber, single glazed sashes in 2 sash windows. Repairs to 3 timber sash windows. Repainting of 3 sash windows. Repairs to timber entrance door pilaster

Decision required by: 12 April 2022

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. School Transport Consultation

To consider responding to the Dorset Council School Transport Policies. The consultation runs from 7 March to 3 April and includes the Home to School Policy and the Post-16 Transport Policy.

9. Speed Survey Request for Northmoor

To consider the deferred item from the last meeting regarding the request from Dorset Council for a speed survey to be undertaken as evidence for reducing the speed limit. Report attached.

10. Installation of Deer Warning Sign in Sandford Lane

To consider a proposal to install a deer warning sign in Sandford Lane and, if required, to make a recommendation to Policy, Resources and Finance Committee for funding. Costs would be approximately £220.

11. Community Speed Watch in Sandford Lane

To receive an update on this. The Town Council does not have to be involved in this or fund the equipment; it can be run entirely by volunteers with the assistance of the Police.

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 20 April 2022 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 9 March 2022 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, Acting Town Clerk

387. Apologies for absence

Apologies were received from Councillor Schofield.

388. Declarations of interest

There were no declarations of interests.

389. Public participation time

There were no members of the public present.

390. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 8 December 2021 were presented by the Chairman.

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

391. Matters arising from the minutes of the previous meeting

There were no matters arising.

392. Informal meeting notes

The notes from the informal meeting were received and noted.

393. Planning Applications

The following planning application was received from Dorset Council, in its capacity as the local Planning Authority, for Wareham Town Council to consider.

Application Number: P/HOU/2022/00767
Location: 15 St Martins Lane BH20 4HF
Proposal: Erect two-storey rear extension to form open plan kitchen diner to ground and additional accommodation with Juliette balcony to the first floor

Decision: No objection.

Application Number: P/FUL/2022/00887
Location: Christies Beauty Salon, 19 South St BH20 4LR
Proposal: Change of use of first floor flat (class C3) to expand beauty salon (Sui Generis). Erection of an awning

Decision: No objection.

Application Number: P/LBC/2022/00888
Location: Christies Beauty Salon, 19 South St BH20 4LR
Proposal: Change of use of first floor flat (class C3) to expand beauty salon (Sui Generis). Erection of an awning

Decision: No objection.

Application Number: P/HOU/2022/01038
Location: 7 Frome Rd BH20 4QA
Proposal: Replace flat roof with pitched roof and form veranda over deck with ramp for wheelchair access to garden, alterations to windows and doors and internal alterations including accessibility adaptations

Decision: No objection.

Application Number: P/FUL/2021/04465
Location: Swanage & Wareham RFU Ltd, North Bestwall Rd BH20 4QW
Proposal: Remove existing asbestos roof and form new roof with tiles to match. Take up existing access road and widen with additional passing bays. Install photovoltaic panels to new roof

Decision: No objection.

394. Planning Decisions

The planning decisions were received and noted.

395. Speed Survey request for Northmoor

The Committee had several queries that needed clarifying before a decision could be made. Dorset Council would be asked to confirm the scope of the survey, if there was more than one survey option and the costs involved. This matter would be considered at the next meeting.

396. Any other items the Chairman deems urgent

The decision to consider installing a deer warning sign in Sandford Lane would be added to the next agenda. If information was available, the proposal for a Community Speed Watch Group would also be considered.

397. 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 30 March 2022.**

Chairman.....

Date.....

PLANNING DECISIONS

ITEM 7

Application	Location	Proposal	WTC Decision	DC Decision
P/FUL/2021/03967	28 Tarrant Drive	Development of existing house into two semi-detached houses	No objection	Awaiting sign off
P/FUL/2021/04060	15B South St	Demolish existing and erect a replacement dwelling	No objection but would like to see a parking agreement with St Johns House for access and egress.	Under officer consideration
P/HOU/2021/04581	28 Worgret Rd	Remove single detached garage and erect single storey side extension and a new detached garage	No objection	Granted
P/HOU/2021/04824	Flat 2 South Bestwall House	Erect single storey side extension and re-instatement of chimneys	No objection	Under officer consideration
P/FUL/2021/05077	The Old Courts	Erect single storey rear extension to provide additional office space. Provide new parking spaces and relocate cycle shelter	No objection	Under officer consideration
P/FUL/2021/04965	1&2 Daler Court, East St BH20 4JW	Install replacement windows and doors	No objection	Refused
P/HOU/2021/05434	Lytchett, North Walls BH20 4QN	Demolish existing garage and erect a single storey side extension with pitched roof and grant approval for existing garden shed	Objection - The property is in an elevated position in the street and the shed being sited at the front of the property is extremely prominent and overbearing and does not fit within the street scene. It was noted that the design access statement stated the single storey extension would have a flat roof, although the drawings show a pitched roof, therefore clarification is needed.	Under officer consideration

PLANNING DECISIONS

ITEM 7

Application	Location	Proposal	WTC Decision	DC Decision
P/FUL/2022/00333	Methodist Church, North St BH20 4AG	Extensions and alterations to convert former church into seven apartments	Minded to decision of the Proper Officer – Objection. The proposal went against Sections H9, H10, LDP1 and LDP3 of the adopted Wareham Neighbourhood Plan and 24, 27a, 130 of the local development plan. The application did not adhere to section 8 of the NPPF. Pre-planning advice was given before the Wareham Neighbourhood Plan had been adopted and this should now be referred to. There were also concerns about how the Listed arch will be protected.	Under officer consideration
P/HOU/2022/00618	26 Sherford Drive BH20 4EN	Extension and conversion of garage to form granny annexe	No objection	Under officer consideration
P/HOU/2022/00767	15 St Martins Lane BH20 4HF	Erect two-storey rear extension to form open plan kitchen diner to ground and additional accommodation with Juliette balcony to the first floor		Under officer consideration
P/FUL/2022/00887	Christies Beauty Salon, 19 South St BH20 4LR	Change of use of first floor flat (class C3) to expand beauty salon (Sui Generis). Erection of an awning		Under officer consideration
P/LBC/2022/00888	Christies Beauty Salon, 19 South St BH20 4LR	Change of use of first floor flat (class C3) to expand beauty salon (Sui Generis). Erection of an awning		Under officer consideration

PLANNING DECISIONS

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Application	Location	Proposal	WTC Decision	DC Decision
P/HOU/2022/01038	7 Frome Rd BH20 4QA	Replace flat roof with pitched roof and form verandaover deck with ramp for wheelchair access to garden, alterations to windows and doors and internal alterations including accessibility adaptations		Under officer consideration
P/FUL/2021/04465	Swanage & Wareham RFU	Remove existing asbestos roof and form new roof with tiles to match. Take up existing access road and widen with additional passing bays. Install photovoltaic panels to new roof.		Out to consultation
P/FUL/2022/01319	Land to the rear of 12 West St BH20 4JX	Removal of existing shed and carport, construction of 2 bed dwelling with associated parking and garden		Out to consultation
P/LBC/2022/0509	Land to the rear of 12 West St BH20 4JX	Removal of existing shed and carport, construction of 2 bed dwelling with associated parking and garden		Out to consultation
P/HOU/2022/00025	9 St Johns Hill BH20 4NA	Various works associated with the upgrade and refurbishment of the property both internally and externally		Out to consultation
P/LBC/2022/0002	10 St Johns Hill BH20 4NA	Various works associated with the upgrade and refurbishment of the property both internally and externally		Out to consultation
P/OUT/2022/01345	1 Westminster Rd BH20 4SR	Demolish the existing industrial unit at 1 Westminster Road, and apply for change of use to residential		Out to consultation
P/LBC/2022/01499	22 West Street, Wareham, BH20 4JX	Replacement rear ground floor extension. Restoration of the roof (structure, tiling, leadwork), replacement of the rear roof dormer with two new dormers. General external renovations.		Out to consultation
P/FUL/2022/01545	12 Bestwall Road, Wareham, BH20 4NZ	Demolition of existing bungalow and erection of replacement dwelling		Out to consultation

PLANNING DECISIONS

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Application	Location	Proposal	WTC Decision	DC Decision
P/HOU/2022/01760	185 Northmoor Way, Wareham BH20 4SB	Demolish existing front porch & erect new single storey rear plus single storey front porch & bay extensions		Out to consultation

Speed Survey Request for Northmoor

To consider the deferred item from the last meeting regarding the request from Dorset Council for a speed survey to be undertaken as evidence for reducing the speed limit. Questions were put to Stephen Mephum and these were his replies:

What is the scope of the survey? 1 full week using a radar or tube across the highway. This provides directional, traffic volumes and speeds, by hour for a full week.

Would more than one survey be needed in this area, or would one strategically placed monitor be adequate? One should be enough to progress this request.

What is the total cost per survey? £250 + vat for first site and £175 + vat for subsequent sites monitored at the same time, in the same area.

Is there only one type of survey available or are there different options? This depends what information you're trying to obtain. For speed we would normally use a radar mounted to a pole on the side of a road, unless the layout prohibited it, then we would use a set of tubes. We also do video camera surveys that enable us to accurately recorded classes of vehicles, cycles and pedestrians, but this doesn't get speed.