



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

13 April 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 20 April 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

20 April 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 30 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 30 March 2022

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

6. Community Speedwatch presentation

To receive a presentation by the Community Speedwatch Coordinator Maria Attwood.

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: P/HOU/2022/01844
Location: 15 West Walls, Wareham BH20 4QH
Proposal: Erect single storey rear extension

Decision required by: 13 April (extension agreed until 21 April)

Application Number: P/FUL/2022/01906
Location: Former Gas Depot, North St, BH20 4AH
Proposal: Change of use of no. 68 North Street to form a 1 x dwelling and erection of 8 x dwellings to rear served from existing vehicular means of access; associated car parking and landscaping; construction of brick wall enclosure to gas governor compound on North Street frontage

Decision required by: 4 May

8. Planning Decisions

To note final outcomes of Wareham Town planning applications.

9. 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.

10. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 11 May 2022** at **7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 30 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

Councillor Ezzard was also in attendance

Officers present: B Churchill, Committee Clerk

437. Apologies for absence

No apologies were received.

438. Declarations of interest

There were no declarations of interest.

439. Public participation time

There were no members of the public present.

440. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 9 March 2022 were presented by the Chairman.

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

441. Matters arising from the minutes of the previous meeting

There were no matters arising.

442. Planning Applications

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

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: **Objection**

The site presently appears to serve at least 2 flats/units in 12 West St, which should have parking provision on site, if possible, as well as the parking related to the proposed new dwelling. The scheme does not take account of this. Vehicular access is very difficult as Mill Lane is very narrow and the entrance arch does not allow a normal sized car to conveniently access the site. The proposed scheme means that it is not possible to turn a vehicle within the site

so as to leave the site in a forward direction. Reversing blind on to this narrow street would be a danger to pedestrians and motorists. The parking shown on the application plan is therefore probably impossible to use and the application fails to meet Policy H10 of the Wareham Neighbourhood Plan.

WNP Policy LDP3 requires all new homes to have private amenity space. There is no proper amenity space provided with the new dwelling and the application therefore fails to meet Policy LDP3. The scheme also removes the existing amenity space of the first floor flat of number 12, West Street. This is a clear indication of the proposal's over-development of the site contrary to Policy D: Design of the Purbeck Local Plan Part 1.

The roof of the proposed dwelling would be higher than the rear garden wall of neighbouring dwellings which have very small rear yards and would significantly reduce daylight to the back yard areas of these neighbouring small houses and also to their ground floor rear windows. Therefore, the occupiers of numbers 1 and 3 Mill Lane would have adversely affected living conditions. This is contrary to Policy D: Design of the Purbeck Local Plan.

For these reasons the Town Council objects to the present application P/FUL/2022/01319.

It is also noted that a large incongruous, flat-roofed structure has recently been erected on part of the site. This is harmful to the setting of listed buildings and of the Conservation area. The Town Council urges that enforcement action be taken to remove this structure as soon as possible as it is contrary to Policy LHH: Landscape, Historic Environment and Heritage of the Purbeck Local Plan.

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: Objection

The site presently appears to serve at least 2 flats/units in 12 West St, which should have parking provision on site, if possible, as well as the parking related to the proposed new dwelling. The scheme does not take account of this.

Vehicular access is very difficult as Mill Lane is very narrow and the entrance arch does not allow a normal sized car to conveniently access the site. The proposed scheme means that it is not possible to turn a vehicle within the site so as to leave the site in a forward direction. Reversing blind on to this narrow street would be a danger to pedestrians and motorists. The parking shown on the application plan is therefore probably impossible to use and the application fails to meet Policy H10 of the Wareham Neighbourhood Plan.

WNP Policy LDP3 requires all new homes to have private amenity space. There is no proper amenity space provided with the new dwelling and the application therefore fails to meet Policy LDP3. The scheme also removes the existing amenity space of the first floor flat of number 12, West Street. This is a clear indication of the proposal's over-development of the site contrary to Policy D: Design of the Purbeck Local Plan Part 1.

The roof of the proposed dwelling would be higher than the rear garden wall of neighbouring dwellings which have very small rear yards and would significantly reduce daylight to the back yard areas of these neighbouring small houses and also to their ground floor rear windows. Therefore, the occupiers of

numbers 1 and 3 Mill Lane would have adversely affected living conditions. This is contrary to Policy D: Design of the Purbeck Local Plan. For these reasons the Town Council objects to the present application P/LBC/2022/0509.

It is also noted that a large incongruous, flat-roofed structure has recently been erected on part of the site. This is harmful to the setting of listed buildings and of the Conservation area. The Town Council urges that enforcement action be taken to remove this structure as soon as possible as it is contrary to Policy LHH: Landscape, Historic Environment and Heritage of the Purbeck Local Plan.

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: No objection

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: No objection

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: No objection

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: No objection

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

Decision: No objection

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: No objection

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: No objection

443. Planning Decisions

The planning decisions were received and noted.

444. School Transport Consultation

It was agreed that no response would be sent.

445. Speed Survey Request for Northmoor

It was agreed that one site survey should be undertaken, providing funding was agreed.

Resolved to recommend to Policy, Resources and Finance the approval of funding at £250 + VAT.

446. Installation of deer warning sign in Sandford Lane

The proposal to install a deer warning sign in Sandford Lane was rejected.

447. Community Speed Watch in Sandford Lane

Councillor Ezzard would be co-ordinator of the scheme and already has seven volunteers. She would invite Maria Attwood from the Community Speed Watch Group to come to the next meeting of the Committee to give them a presentation on what was involved in the scheme. There would then have to be a recommendation to Policy, Resource and Finance regarding the funding for the equipment.

448. Any other items the Chairman deems urgent

there were no urgent items.

449. 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 20 April 2022.

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

PLANNING DECISIONS

ITEM 8

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.	Granted
P/HOU/2021/04824	Flat 2 South Bestwall House	Erect single storey side extension and re-instatement of chimneys	No objection	Granted
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/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

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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.	Out to consultation
P/HOU/2022/00618	26 Sherford Drive BH20 4EN	Extension and conversion of garage to form granny annexe	No objection	Granted
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	No objection	Granted
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	No objection	Granted
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	No objection	Granted
P/HOU/2022/01038	7 Frome Rd BH20 4	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	No objection	Granted

Application	Location	Proposal	WTC Decision	DC Decision
P/FUL/2021/04465	Swanage & Wareham	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.	No objection	Under officer consideration
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	<p>Objection - The site presently appears to serve at least 2 flats/units in 12 West St, which should have parking provision on site, if possible, as well as the parking related to the proposed new dwelling. The scheme does not take account of this.</p> <p>Vehicular access is very difficult as Mill Lane is very narrow and the entrance arch does not allow a normal sized car to conveniently access the site. The proposed scheme means that it is not possible to turn a vehicle within the site so as to leave the site in a forward direction. Reversing blind on to this narrow street would be a danger to pedestrians and motorists. The parking shown on the application plan is therefore probably impossible to use and the application fails to meet Policy H10 of the Wareham Neighbourhood Plan.</p> <p>WNP Policy LDP3 requires all new homes to have private amenity space. There is no proper amenity space provided with the new dwelling and the application therefore fails to meet Policy LDP3. The scheme also removes the existing amenity space of the first floor flat of number 12, West Street. This is a clear indication of the proposal's over-development</p>	Out to consultation

PLANNING DECISIONS

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P/LBC/2022/01509	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	As above	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	No objection	Under officer consideration
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	No objection	Under officer consideration
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	No objection	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.	No objection	Out to consultation
P/FUL/2022/01545	12 Bestwall Road, Wareham, BH20	Demolition of existing bungalow and erection of replacement dwelling	No objection	Out to consultation
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	No objection	Out to consultation
P/LBC/2022/01782	27C East St, Wareham BH20 4NN	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	No objection	Out to consultation
P/HOU/2022/01844	15 West Walls, Wareham BH20	Erect single storey rear extension		Out to consultation

PLANNING DECISIONS

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Application	Location	Proposal	WTC Decision	DC Decision
P/FUL/2022/01906	Former Gas Depot, North St, BH20 4AH	Change of use of no. 68 North Street to form a 1 x dwelling and erection of 8 x dwellings to rear served from existing vehicular means of access; associated car parking and landscaping; construction of brick wall enclosure to gas governor compound on North Street frontage		Out to consultation