



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

4 May 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 11 May 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.



11 May 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 20 April 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 20 April 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/HOU/2022/02364
Location: 8 St John's Hill, BH20 4NA
Proposal: Replacement of 4No front and 6No rear elevation windows and 1No front door

Decision required by: 11 May (extension agreed until 13 May)

Application Number: P/LBC/2022/02483
Location: 8 St John's Hill, BH20 4NA
Proposal: Replacement of 4No front and 6No rear elevation windows and 1No front door

Decision required by: 11 May (extension agreed until 13 May)

Application Number: 6/2021/0150
Location: 95 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: 12 May (extension agreed until 16 May)

Application Number: P/LBC/2022/02110
Location: Wareham Station, Northport BH20 4BG
Proposal: Retain external alterations to mural painting of 'Wareham' station symbol on to the side of the steps at Wareham station

Decision required by: 19 May

Application Number: P/FUL/2022/02723
Location: 67 North St BH20 4AD
Proposal: Change of use from an office (Use Class E) to a tanning salon (Sui Generis Use)

Decision required by: 20 May

Application Number: P/LBC/2022/02484
Location: 67 North St BH20 4AD
Proposal: Change of use from an office (Use Class E) to a tanning salon (Sui Generis Use)

Decision required by: 20 May

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Double yellow lines in the Wareham Conservation Area

To discuss the issues relating to the repainting of yellow lines in the conservation area, following concerns raised by Wareham Neighbourhood Plan Steering Group.

9. Dorset Council Planning Update for Town and Parish Councils

To discuss and decide who should attend the above meeting. Friday 27 May, 11:00 at Dorford Baptist Church, Bridport Road, Dorchester.

10. 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.

11. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 1 June 2022 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 20 April 2022 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

Committee Members Present: Councillors B Dean (Chairman), D Budd, K Green
Councillor B Ezzard was also in attendance.

Officers present: K Noble, Acting Town Clerk.

498. Apologies for absence

Apologies were received from Councillors Humphries, Schofield and Cleaton.

499. Declarations of interest

There were no declarations of interest.

500. Public participation time

There was one member of the public present and Police Officer Janice Beck.

501. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 30 March 2022 were presented by the Chairman.

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

502. Matters arising from the minutes of the previous meeting

There were no matters arising.

503. Community Speed Watch Presentation

Janice Beck, the Community Speed Watch Enforcement Officer, gave a very informative presentation on the benefits of the Community Speed Watch scheme (CSW). The scheme aims to educate speeding drivers to make communities safer and reduce road deaths.

There are currently nine CSW teams in Dorset, but only one in Purbeck.

There needs to be six volunteers and a co-ordinator for a CSW team to be set up. The Police can loan the equipment to a team for three months, after which the cost to purchase the equipment is £300. All sessions have to be registered with the Police in advance, and health and safety assessments undertaken.

Volunteers log details of vehicles exceeding the speed limit, which results in advisory letters being sent. If a vehicle's details are recorded three times, the information is passed on to the local Police for further attention. If the CSW Enforcement Officer is present when the vehicle is recorded speeding, a ticket will be issued.

The Chairman thanked Janice for attending.

(Janice Beck and Councillor Ezzard left the meeting at this juncture)

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

Decision: **No objection.**

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: **No objection, as in line with H7 of Wareham Neighbourhood Plan.**

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

505. Planning Decisions

The planning decisions were received and noted.

506. Any other items the Chairman deems urgent

There were no matters of urgency.

507. 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 11 May 2022.

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

	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/2021/05077	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
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/FUL/2021/04465	Swanage & Wareham RF	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

	Location	Proposal	WTC Decision	DC Decision
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	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	Under officer consideration
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	Under officer consideration
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/2022/00026	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/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 4NZ	Demolition of existing bungalow and erection of replacement dwelling	No objection	Awaiting sign off
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	Granted

PLANNING DECISIONS

ITEM 7

	Location	Proposal	WTC Decision	DC Decision
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	Under officer consideration
P/HOU/2022/01844	15 West Walls, Wareham BH20 4QH	Erect single storey rear extension	No objection	Under officer consideration
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	No objection, as in line with H7 of Wareham Neighbourhood Plan	Out to consultation
P/HOU/2022/02364	8 St Johns Hill, Wareham BH20 4NA	Replacement of 4No front and 6No rear elevation windows and 1No front door		Out to consultation
P/LBC/2022/02483	8 St Johns Hill, Wareham BH20 4NA	As above		Out to consultation