



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

25 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 1 June 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 D Budd
Councillor B Dean
Councillor K Green
Councillor R Schofield

Councillor D Cleaton
Councillor Z Gover
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

1 June 2022

1. Election of Chairman

To elect by resolution the Committee Chairman for the 2022/2023 civic year.

2. Election of Vice-Chairman

To elect by resolution the Committee Vice-Chairman for the 2022/2023 civic year.

3. Apologies for absence

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

4. 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)

5. 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)

6. Confirmation of minutes of previous meeting held on 11 May 2022

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

7. Matters arising from the minutes of the last meeting held on 11 May 2022

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

8. 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/2022/02882

Location: 10 Bestwall Rd, Wareham BH20 4HZ

- Proposal:** Erect rear single storey extension with integral single garage + carport, front roof window and changes to external roof and wall finishes
- Decision required by:** **31 May (extension agreed until 2 June)**
- Application Number:** P/VOC/2022/02846
Location: 18 Bestwall Rd, Wareham BH20 4HZ
Proposal: Construct 3 dormers to enlarge accommodation in existing loft conversion (without compliance with condition 3 of permission 6/2020/0567 - to allow retention of ridge heights of the dormers - by adding a larger clay tile ridge on top of the existing ridge so that the dormers are now slightly lower than the ridge)
- Decision required by:** **1 June (extension agreed until 3 June)**
- Application Number:** P/VOC/2022/03030
Location: 7 Frome Rd, Wareham 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 (with variation of condition 2 of planning permission P/HOU/2022/01038 to accommodate a therapy pool and additional photovoltaic panels to aid pool heating demands)
- Decision required by:** **8 June**
- Application Number:** P/HOU/2022/03094
Location: 23 Bere Rd, Wareham BH20 4DB
Proposal: Proposed ground floor kitchen extension.

Decision required by: **10 June**

9. Planning Decisions

To note final outcomes of Wareham Town planning applications.

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 22 June 2022 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 11 May 2022 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers present: K Noble, Acting Town Clerk

547. Apologies for absence

Apologies were received from Councillors Dean, Humphries and Schofield.

548. Declarations of interest

There were no declarations of interest.

549. Public participation time

There were no members of the public present.

550. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 20 April 2022 were presented by the Chairman.

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

551. Matters arising from the minutes of the previous meeting

It was confirmed that the Policy, Resources and Finance Committee agreed to finance the speed survey for Northmoor Park.

552. 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/2022/02364
Location: 8 St John's Hill, BH20 4NA
Proposal: Replacement of 4No front and 6No rear elevation windows and 1No front door

Decision: No objection

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: No objection

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: Subject to the planning application being in accordance with Policy H7 of the Wareham Neighbourhood Plan (WNP) and subject to planning conditions requiring compliance with good quality design criteria set out in Policy LDP 1 of the WNP and the submission of 1:20 scale drawing of windows (which should be white painted traditionally proportioned sliding sash windows, those at ground level being taller than those on first and second floors), window reveals, doors, door canopies, dormers, brick eaves courses, verges and brickwork details generally; the Town Council has no objection.

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: No objection. However, the colour scheme does not appear to represent the southern region colours.

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: No objection

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: No objection

553. Planning Decisions

The planning decisions were received and noted.

554. Double yellow lines in the Wareham Conservation Area

Members were very unhappy with the recently painted double yellow lines in the town, especially in Howard's Lane and Quay areas.

Resolved that a letter supporting the comments made by the Wareham Neighbourhood Plan Steering Group was sent to Dorset Council.

555. Dorset Council Planning Update for Town and Parish Councils

No Committee Members were available to attend, therefore the invitation would be circulated to the rest of the Council.

556. Any other items the Chairman deems urgent

There were no items of urgency.

557. 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 1 June 2022.

Chairman.....

Date.....

Draft

PLANNING DECISIONS

ITEM 9

	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	Granted

PLANNING DECISIONS

ITEM 9

	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	Under officer consideration
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	Under officer consideration
P/FUL/2022/01545	12 Bestwall Road, Wareham, BH20 4NZ	Demolition of existing bungalow and erection of replacement dwelling	No objection	Granted

	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	Awaiting sign off
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	Under officer consideration
P/HOU/2022/02364	8 St Johns Hill, Wareham BH20 4NA	Replacement of 4No front and 6No rear elevation windows and 1No front door	No objection	Under officer consideration
P/LBC/2022/02483	8 St Johns Hill, Wareham BH20 4NA	As above	No objection	Under officer consideration
6/2021/0150	95 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	Subject to the planning application being in accordance with Policy H7 of the Wareham Neighbourhood Plan (WNP) and subject to planning conditions requiring compliance with good quality design criteria set out in Policy LDP 1 of the WNP and the submission of 1:20 scale drawing of windows (which should be white painted traditionally proportioned sliding sash windows, those at ground level being taller than those on first and second floors), window reveals, doors, door canopies, dormers, brick eaves courses, verges and brickwork details generally; the Town Council has no objection.	Under officer consideration

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	Location	Proposal	WTC Decision	DC Decision
P/LBC/2022/02110	Wareham Station, Northport BH20 4BG	Retain external alterations to mural painting of 'Wareham' station symbol on to the side of the steps at Wareham station	No objection,. However, the colour scheme does not appear to represent the southern region colours.	Out to consultation
P/FUL/2022/02723	67 North Street BH20 4AD	Change of use from an office (Use Class E) to a tanning salon (Sui Generis Use).	No objection	Out to consultation
P/LBC/2022/02484	67 North Street BH20 4AD	Change of use from an office (Use Class E) to a tanning salon (Sui Generis Use).	No objection	Out to consultation