



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

6 July 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 13 July 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 K Green (Chairman)
Councillor D Budd
Councillor B Dean
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

13 July 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 22 June 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 22 June 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/LBC/2022/03127

Location: Flat 1, 7a West St, Wareham BH20 4JS

Proposal: Repair existing roof timbers, replace felt, relay original roof tiles and reinstate internal finishes

Decision required by: 27 June (extension granted)

Application Number: P/HOU/2022/03840

Location: 12 Encombe Rd, Wareham BH20 4PS

Proposal: Remove flat roof to existing single storey rear extension & replace with pitched roof

Decision required by: 13 July (48hr extension granted)

Application Number: P/FUL/2022/03052

Location: Wareham Golf Club, Sandford Rd, Wareham BH20 4DH
Proposal: Extension to form additional office space as well as a golf simulator room

Decision required by: 19 July

Application Number: P/NMA/2022/04023

Location: 12 Bestwall Rd, Wareham BH20 4HZ
Proposal: No-material amendment to approved P/FUL/2022/01545 (Demolition of existing bungalow and erection of replacement dwelling) material changes and one window size reduction and re-position

For information only

Application Number: P/NMA/2022/04090

Location: Wareham Rugby Club, Bestwall Rd, Wareham BH20 4QW

Proposal: Non-material amendment to approved P/FUL/2021/04465 (Remove existing asbestos roof and form new roof with tiles to match) to amend the approved plans to allow installation of a composite sheet roof instead of a tiled roof.

For information only

Application Number: P/HOU/2022/04164

Location: 113 Northmoor Way, Wareham BH20 4EQ

Proposal: Erect single storey rear extension

Decision required by: 27 July

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. St Michael's Road parking questionnaire

To review the questionnaire to be given to the residents.

9. Speed restriction request for Carey Road

To discuss the attached request.

10. Northmoor speed survey results

To note the speed survey results and consider any action to be taken.

11. 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.

12. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 3 August 2022** at **7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 22 June 2022 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

100. Apologies for absence

Apologies were received from the Acting Town Clerk.

101. Declarations of interest

Councillors Dean and Gover declared personal interests in the item requesting a speed survey be undertaken in North Street.

102. Public participation time

There were no members of the public present.

Councillor Ezzard attended and commented about St Michael's Road. Councillor Ezzard had lots of correspondence from a resident of St Michael's Road who had damage to their property which was caused by vans having to overtake parked cars. Three options have been given.

103. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 1 June 2022 were presented by the Chairman.

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

104. Matters arising from the minutes of the previous meeting

There were no matters arising.

105. 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: 6/2021/0342
Location: Swineham Farm, Bestwall Rd, Wareham BH20 4JD
Proposal: Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities.

Decision: **Objection.** The Committee reiterates its previous objection from 25 August 2021 and remains concerned at the intensification and commercialisation of the area which is counter to the planning designations afforded to the area. It is noted that the planning application form states that the application site is not within an area at risk of flooding when the environment agency flood risk map clearly shows it is.

Application Number: P/HOU/2022/01501
Location: 154 Wessex Oval, Wareham, BH20 4BT
Proposal: Erect single storey flat roof extension to provide a separate second toilet, utility room.

Decision: **No objection.**

Application Number: P/LBC/2022/03520
Location: 20 North Street, Wareham, BH20 4AG
Proposal: Erect single storey rear extension, internal alterations to ground and first floors.

Decision: **No objection.**

Application Number: P/HOU/2022/03519
Location: 20 North Street, Wareham, BH20 4AG
Proposal: Erect single storey rear extension.

Decision: **No objection.**

Application Number: P/HOU/2021/05434
Location: Lychett House, North Walls, Wareham, BH20 4QN
Proposal: Demolish existing garage and erect a single storey side extension with pitched roof. Erect garden shed in rear garden (amended plans).

Decision: **Objection.** The boundary to North Walls and Ropers Lane proposes a 950mm high fence with a 750mm high trellis. This, at an elevated position in the street, will be a prominent and overbearing feature and out of keeping with the area contrary with Policy D; Design of the Purbeck Local Plan part 1 and chapter 12 of the National Planning Policy Framework.

106. To consider a request for a speed survey in North Street

(Councillors Dean and Gover declared a personal interest in this item).

It was noted that the Police had conducted a speed check in the previous few days. It was agreed that a request was made to Dorset Police under the Freedom of Information Act to see the average speed they found and whether that would give us evidence to support a speed survey.

107. St Michaels Road parking restrictions

Resolved that Councillors Dean and Gover produce a questionnaire to be given to the residents of St Michael's Road, for approval at the next meeting.

108. Any other items the Chairman deems urgent

There were no urgent items.

109. 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 13 July 2022.

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

Draft

PLANNING DECISIONS

ITEM 7

	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	Granted
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.	Granted
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

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	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	Granted
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	Granted
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/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	Granted

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	Location	Proposal	WTC Decision	DC Decision
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	Granted
P/LBC/2022/02483	8 St Johns Hill, Wareham BH20 4NA	As above	No objection	Granted
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
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.	Under officer consideration
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	Granted

PLANNING DECISIONS

ITEM 7

	Location	Proposal	WTC Decision	DC Decision
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	Granted
6/2021/0342	Swineham Farm, Bestwall Rd, Wareham BH20 4JD	Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities.	Objection. The Committee reiterates its previous objection from 25 August 2021 and remains concerned at the intensification and commercialisation of the area which is counter to the planning designations afforded to the area. It is noted that the planning application form states that the application site is not within an area at risk of flooding when the environment agency flood risk map clearly shows it is.	
P/HOU/2022/01501	154 Wessex Oval, Wareham, BH20 4BT	Erect single storey flat roof extension to provide a separate second toilet, utility room	No objection	Granted
P/LBC/2022/03520	20 North Street, Wareham, BH20 4AG	Erect single storey rear extension, internal alterations to ground and first floors	No objection	Out to consultation
P/HOU/2022/03519	20 North Street, Wareham, BH20 4AG	Erect single storey rear extension, internal alterations to ground and first floors	No objection	Out to consultation
P/HOU/2021/05434	Lychett House, North Walls, Wareham, BH20 4QN	Demolish existing garage and erect a single storey side extension with pitched roof. Erect garden shed in rear garden (amended plans).	Objection. The boundary to North Walls and Ropers Lane proposes a 950mm high fence with a 750mm high trellis. This, at an elevated position in the street, will be a prominent and overbearing feature and out of keeping with the area contrary with Policy D; Design of the Purbeck Local Plan part 1 and chapter 12 of the National Planning Policy Framework.	Granted

Dear Wareham Town Counsellors

I am a resident on Carey Road, we have lived here for 15 years.

I live approximately halfway down Carey Road just before (as you head north) the national speed limit which means motorists heading up towards Trigon should be travelling no faster than 30mph. Heading towards town they should be slowing to less than 30mph. The national speed limit where there is no street lighting and single carriage way is 60mph. It is debatable whether the road is single carriageway as only one width of vehicle is permissible.

Since covid there has been an increase in local people using this pathway and bridlepath.

There is also much increased traffic with the Carey Secret Garden attraction which has sprung up.

The spontaneous granting of campsite is also encouraging non-locals to use this highway.

We remain extremely concerned about safety and as there is no pathway and consider pedestrians to be at risk from speeding motorised vehicles.

The top end where vehicles are adjusting speed between 30-60 mph is particularly hazardous as there is no pavement and no lighting which is a greater problem in winter. Vehicles travel here too fast and typically motorists appear reluctant to adjust speed when they see you on foot.

I note in Bournemouth in Richmond Hill BCP Council has reduced the speed limit to 20mph. I therefore do not understand the current limits in Carey Road of 30 and 60mph respectively. This is presumably to protect the safety of pedestrians.

I would like to enlist your support to campaign for a reduction to 20 mph throughout the entire Road. The shops and services at the bottom attract a large number of elderly people as well as families and unaccompanied young people who remain all at risk from irresponsible drivers.

Please can you advise of your support in this matter and advise how we might go about seeking change?

Many thanks in advance,

Yours faithfully