



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

27 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 3 August 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

3 August 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 13 July 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 13 July 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/2022/04193
Location: 1 Pound Lane, Wareham BH20 4LQ
Proposal: Small side & rear single storey extension to create a boot room and increase the size of the utility room. Damaged render to be removed from all elevations of the cottage and replaced with new smooth lime render in white to match current render colour

Decision required by: 1 August (72 hr extension granted)

Application Number: P/FUL/2022/04226
Location: Red Oak Court, Worgret Rd, Wareham
Proposal: Extension to Planning Approval for Temporary Relocatable housing scheme comprising 6no. detached 1 bed units and a terrace of 11no. 1 bed units and 1. no 2 bed unit for overnight carers with associated landscape and parking.

Decision required by: 5 August

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Carey Road speed limit

To review response received from Dorset Council.

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 24 August 2022 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 13 July 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 Cleaton, B Dean, M Humphries

Officers present: K Noble, Acting Town Clerk

148. Apologies for absence

Apologies were received from Councillor Budd.

149. Declarations of interest

There were no declarations of interest.

150. Public participation time

There were 2 members of the public present. One member of the public spoke regarding the speed limit on Carey Road and asked that the Council consider supporting a reduction in the speed limit due to safety concerns.

151. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 22 June 2022 were presented by the Chairman.

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

152. Matters arising from the minutes of the previous meeting

106 – A Freedom of information request was submitted to Dorset Police on 28 June. The response was still awaited.

153. 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/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: No objection.

Application Number: P/HOU/2022/03840
Location: 12 Encombe Road, Wareham BH20 4PS
Proposal: Remove flat roof to existing single storey rear extension & replace with pitched roof

Decision: No objection.

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: No objection.

Application Number: P/NMA/2022/04023 – FOR INFORMATION ONLY
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

Decision: Noted.

Application Number: P/NMA/2022/04090 – FOR INFORMATION ONLY
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.

Decision: Noted.

Application Number: P/HOU/2022/04164
Location: 113 Northmoor Way, Wareham BH20 4EQ
Proposal: Erect single storey rear extension

Decision: No objection.

154. Planning Decisions

A query was raised regarding application P/HOU/2021/05434 which Councillor Dean answered. The planning decisions were received and noted.

155. St Michael's Road parking questionnaire

The draft questionnaire was reviewed by Members.

Resolved the questionnaire was approved with a response deadline of 8 August. Copies would be delivered to the residents by Councillors Dean and Gover.

156. Speed restriction request for Carey Road

Two emails had been received raising concerns regarding pedestrian safety.

Resolved that the Acting Town Clerk contacts Dorset Council to confirm if the road is adopted and to discuss options for increasing pedestrian safety and the possibility of reducing the speed limit.

157. Northmoor speed survey results

The speed survey results were reviewed. 85% of vehicles were travelling between 34-35 mph. Dorset Council had confirmed that once the 20mph zone and limit policy was

ratified, the request would be processed as sufficient evidence had now been provided.

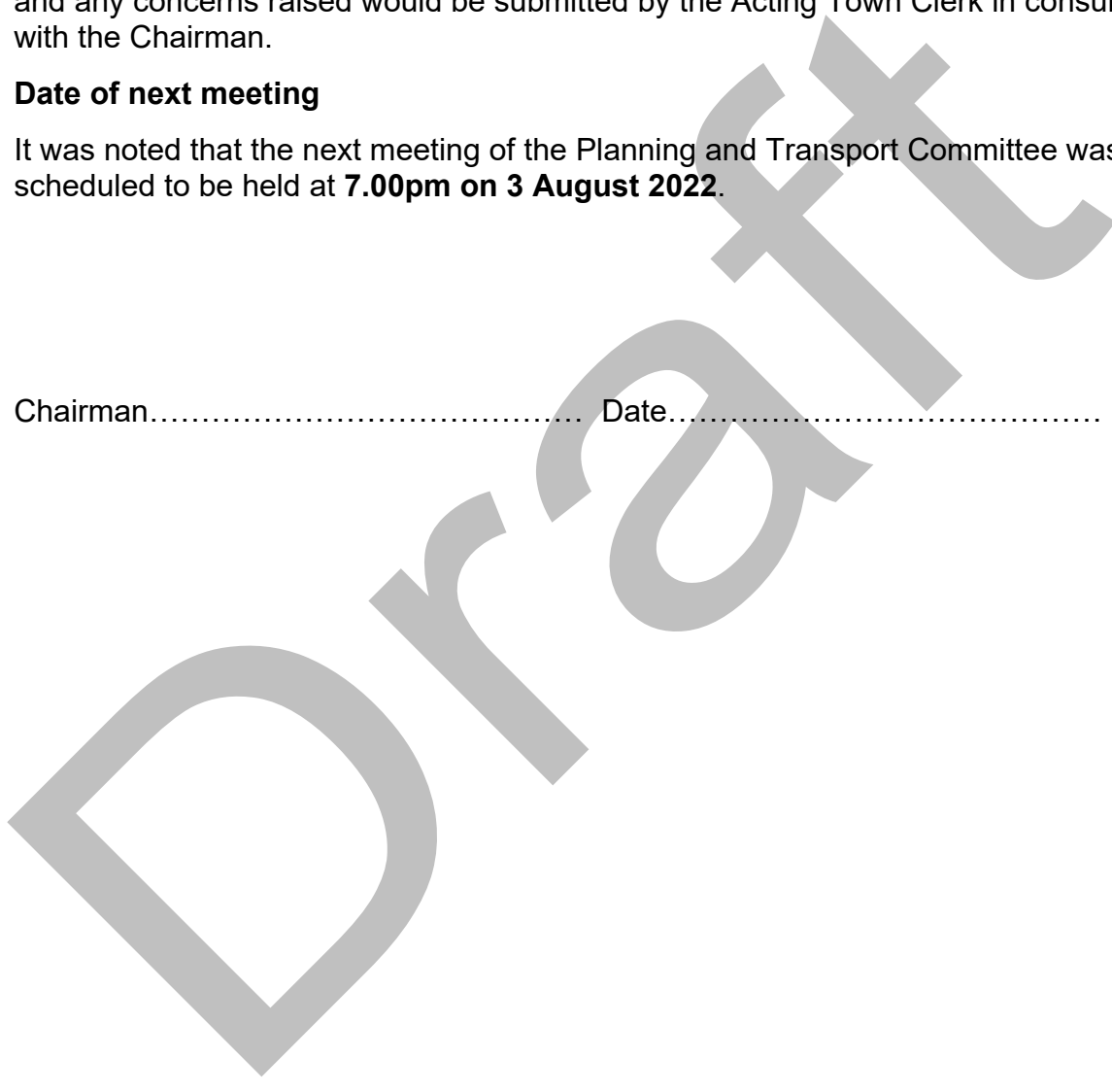
158. Any other items the Chairman deems urgent

Correspondence had been received from Cornerstone regarding a proposed base station installation at Worgret Road and pre-planning observations were required within 14 days. Due to the short timescale, Members would review the documentation and any concerns raised would be submitted by the Acting Town Clerk in consultation with the Chairman.

159. 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 3 August 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/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/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	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	No objection	Under officer consideration

PLANNING DECISIONS

ITEM 7

	Location	Proposal	WTC Decision	DC Decision
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/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
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.	Awaiting sign off

PLANNING DECISIONS

ITEM 7

	Location	Proposal	WTC Decision	DC Decision
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.	Under officer consideration
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	Under officer consideration
P/LBC/2022/03127	Flat 1, 7a West St, Wareham BH20 4JS	Repair existing roof timbers, replace felt, relay original roof tiles and reinstate internal finishes	No objection	Out to consultation
P/HOU/2022/03840	12 Encombe Road, Wareham BH20 4PS	Remove flat roof to existing single storey rear extension & replace with pitched roof	No objection	Under officer consideration
P/FUL/2022/03052	Wareham Golf Club, Sandford Rd, Wareham BH20 4DH	Extension to form additional office space as well as a golf simulator room	No objection	Awaiting sign off
P/HOU/2022/04164	113 Northmoor Way, Wareham BH20 4EQ	Erect single storey rear extension	No objection	Out to consultation