



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

18 August 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 24 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.

Nicola Gray
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

24 August 2022

1. Apologies for absence

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

2. Declarations of interest

Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items which accord with the requirements of the Town Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations)

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 3 August 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

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/PAEL/2022/04645
Location: Worgret Rd, Wareham BH20 4PF
Proposal: The installation of a 17.5m high streetworks column supporting 6 no. antennas, the installation of 3 no. cabinets and associated ancillary equipment thereto

FOR INFORMATION ONLY

Application Number: P/FUL/2022/03888
Location: 19-21 North St, Wareham BH20 4AJ
Proposal: Change of use from offices to shop and six flats

Decision required by: 22 August (extension agreed until 29 August)

Application Number: P/FUL/2021/03293 (Planning Appeal)
Location: Elmstead, Sandford Rd, Wareham BH20 4DH
Proposal: 1 no. new build detached chalet bungalow with car parking and access

Decision required by: 6 September 2022 (no objection to original application)

Application Number: P/ADV/2022/04770
Location: The Italian Bakery, North St, Wareham BH20 4AD
Proposal: Erect illuminated signage to existing shop

Decision required by: 25 August

Application Number: P/HOU/2022/04786
Location: 9 Northport Drive, Wareham BH20 4DL
Proposal: Single storey rear extension

Decision required by: 26 August 2022

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Parking in Ropers Lane

To consider proposed options for possible parking restrictions in Ropers Lane.

9. Signpost for Sainsbury's

To consider a request for a direction sign in East St for the supermarket and Rempstone Centre Car Park – Cllr Budd.

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. Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119).

11. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 14 September at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 3 August 2022 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers present: N Gray, Town Clerk and RFO, K Noble, Deputy Town Clerk

211. Apologies for absence

Apologies were received from Councillor Gover.

212. Declarations of interest

There were no declarations of interests.

213. Public participation time

There were no members of the public present.

214. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 13 July 2022 were presented by the Chairman.

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

215. Matters arising from the minutes of the previous meeting

155 – A query was raised regarding the St Michael's Road survey and it was confirmed a report would be considered at the next meeting.

158 – No concerns had been raised.

216. 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/2022/04193

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: No objection.

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: Objection. There were no timescales given for the length of extension requested.

217. Planning Decisions

The planning decisions were received and noted.

218. Carey Road speed limit

Dorset Council had confirmed that the road, it's layout, number of properties, level of development etc does not meet the criteria or policy for a 30mph limit.

It was noted that Trigon was in the parish of Wareham St Martins, therefore this would be referred to the Parish Council with an apology.

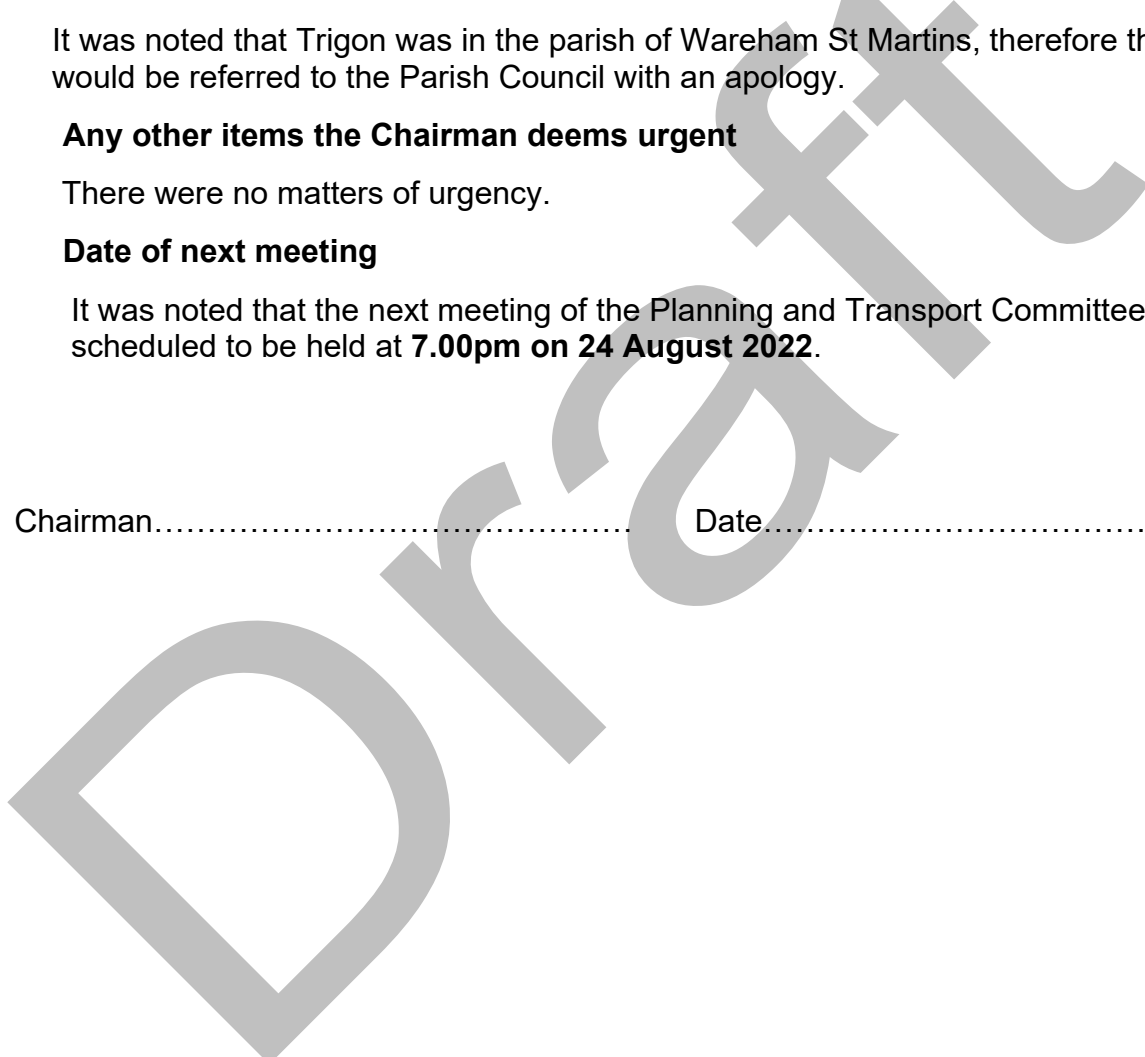
219. Any other items the Chairman deems urgent

There were no matters of urgency.

220. 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 24 August 2022.**

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



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/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	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/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	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	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.	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	Granted

PLANNING DECISIONS

ITEM 7

	Location	Proposal	WTC Decision	DC Decision
P/HOU/2022/03519	20 North Street, Wareham, BH20 4AG	Erect single storey rear extension, internal alterations to ground and first floors	No objection	Granted

Parking in Ropers Lane

Good Afternoon,

I am contacting you in relation to frustrations of many of the residents of Ropers Lane in relation to parking down the Lane.

In recent months the problem has been getting worse and worse, today we were unable to get down the Lane due to two cars parking on opposite sides of the lane making it impossible to get through near the walls end of the Lane, this morning, it was a van blocking access to the other end!

Quite often our bins are not emptied due to cars blocking the lane, I had to have an ambulance out 2 weeks ago and it was incredibly tight for them to get through. The fire brigade were called out a few months ago to a house fire and struggled to get through due to inconsiderate parking, if something is not done to address these issues it is only going to be a matter of time before something terrible happens which heaven forbid leads to a fatality happening. There has got to be something that the town council can do to help with this worsening situation?

This issue is only going to continue to get worse if nothing is done. My suggestion would be to put double yellow lines down one side of the lane at the particularly narrow end from the Church to the walls perhaps??

I look forward to your response and suggestions as to what you are able to do to help the residents of our lane.

Kind Regards

