



# WAREHAM

Town Council

Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

28 September 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 5 October 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**

**5 October 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 24 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/FUL/2022/04563  
**Location:** Elmstead, Sandford Rd, Wareham BH20 4DH  
**Proposal:** Change of use of the building to a detached bungalow

**Decision required by:** 16 September (extension agreed)

**Application Number:** P/HOU/2022/04277  
**Location:** 8 Tinkers Lane, Wareham BH20 4QR  
**Proposal:** Single storey rear extension, convert garage to habitable accommodation, replace garage door with new front door. Install an Electric Vehicle charging point

**Decision required by:** 30 September (extension agreed)

**Application Number:** P/HOU/2022/05390  
**Location:** 104 Wessex Oval, Wareham BH20 4BS  
**Proposal:** Rear ground floor extension, loft conversion within the existing roof space and a new rear dormer

**Decision required by:** 6 October

**Application Number:** P/CLP/2022/05386 - FOR INFORMATION ONLY  
**Location:** 31 Church St, Wareham BH20 4NF  
**Proposal:** Digging of trench to contain foundations of north wall to proposed extension as Householder Planning Permission P/HOU/2021/02599 & Listed Building Consent P/LBC/2021/02600

**Application Number:** P/LBC/2022/05541  
**Location:** 5 Church St, Wareham BH20 4NE  
**Proposal:** Internal alterations to knock-through the existing fireplaces in the lounge and dining room to install a new double-sided stove

**Decision required by:** 13 October

**Application Number:** P/LBC/2022/04925  
**Location:** Grange Gallery 12 South Street Wareham BH20 4LT  
**Proposal:** East Elevation - Repairs to roof, chimney, dormer window and all window and guttering. Non-illuminated swing sign. Repaint shop front and brickwork. Change of use to mixed use.  
North Elevation - Repaint brickwork, repair all windows, guttering/downpipes. Non-illuminated swing sign. Change of use mixed use.  
Internal ground floor - Remove and restore flagstone floor and remove blocked up hall doorway.  
Garage/Workshop - Change of use to shop

**Decision required by:** 30 September 2022 (extension agreed)

**Application Number:** P/FUL/2022/04924  
**Location:** Grange Gallery 12 South Street Wareham BH20 4LT  
**Proposal:** East Elevation – Repairs to roof, chimney, dormer windows including all other windows and repaint, replace guttering. Repaint shop front and brickwork. Change of use of shop to mixed use of shop and creative workshops. North Elevation – Repaint brickwork, repair all windows and repaint, replace guttering/downpipes. Change of use of shop to mixed use of shop/workshop. Internal ground floor – Remove concrete and restore flagstone floor and remove blocked up hall doorway. Garage/Workshop – Change of use from garage and workshop to workshop

**Decision required by: 30 September 2022 (extension agreed)**

**Application Number: P/HOU/2022/04277**

**Location:** 8 Tinkers Lane Wareham BH20 4QR

**Proposal:** Single storey rear extension, convert garage to habitable accommodation, replace garage door with new front door. Install an Electric Vehicle charging point

**Decision required by: 30 September 2022 (extension agreed)**

**Application Number: 6/2021/0342 – previous application in June 2022 was objected to by Wareham Town Council**

**Location:** Swineham Farm Bestwall Road Wareham BH20 4JD

**Proposal:** Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities.

**Decision required by: 4 October 2022 (extension requested)**

## **7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

## **8. Retrospective decisions from the agenda for 14 September**

**Application Number: P/FUL/2022/04563**

**Location:** Elmstead, Sandford Rd, Wareham BH20 4DH

**Proposal:** Change of use of the building to a detached bungalow

**Committee decision by email: No Objections**

**Savers Premises Licence application** - To discuss the application made by Savers, North St, for an Off-Licence for alcohol.

**Committee decision by email: No objections**, but request to ensure selling of alcohol hours fell in line with other retail outlets. Response from licensing was the latest they will go to is 18:30 except during the dates of 14th November to 24th December where they will open till 20:00 Monday to Saturday.

## **9. Rights of Way Survey**

To consider carrying out a Rights of Way survey similar to Swanage Town Council.

## **10. Any other items the Chairman deems urgent**

For report, information or for the agenda at the next meeting of the Amenities Committee. 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 26 October 2022 at 7.00pm.**



**Minutes of a meeting of the Planning and Transport Committee held on Wednesday 24 August 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, B Dean, M Humphries,

**Officers present:** N Gray, Town Clerk

**257. Apologies for absence**

Apologies were received and accepted from Cllr Cleaton.

**258. Declarations of interest**

There were no declarations of interest.

**259. Public participation time**

There were no members of the public present.

**260. Confirmation of the minutes of the previous meeting**

The minutes of the previous meeting of the Planning and Transport Committee held on 3 August 2022 were presented by the Chairman.

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

**261. Matters arising from the minutes of the previous meeting**

There were no matters arising from the minutes of the previous meeting.

**262. 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/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: OBJECTION – The application did not meet the Neighbourhood Plan policy H10 as it had a deficit of parking and the use of the ground floor as living accommodation does not meet the NPPF section 7(86) definition of a town centre which allows residential use.**

**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:** OBJECTION – the Committee supports the Dorset Council grounds for refusal.

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

**Decision:** OBJECTION – The planning application states the signs are externally illuminated whereas the drawing clearly indicates the box sign, and the raised letters of the fascia sign are internally illuminated. The signs are considered overly dominant and inappropriate in the conservation area and are contrary to the Purbeck District Design Guide SPD Paragraphs 144, 145 and 146, Policy TC1(d) and Policy TC5 of the Wareham Neighbourhood Plan and Policy D: Design of the Purbeck Local Plan Part 1.

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

**Decision:** NO OBJECTION.

## 263. Planning Decisions

The planning decisions were received and noted.

## 264. Parking in Ropers Lane

Members discussed the request to consider parking restrictions in Ropers Lane.

It was **RESOLVED** that the Clerk write to Dorset Highways raising the highlighted issues and request they consider appropriate restrictions should there have been any reports of emergency vehicles and/or refuse vehicles being unable to gain access because of parked vehicles. The Clerk should also respond accordingly to the original correspondent.

## 265. Signpost for Sainsbury's

Cllr Budd noted the number of tourists who had been unable to locate the car park for the supermarket due to a lack of signage.

It was **RESOLVED** that the Clerk write to Dorset Highways requesting directional signs for the car park and supermarket in East Street, suggesting the supermarket may like to be approached for a contribution to the cost of such signage.

## 266. Any other items the Chairman deems urgent

There were no items deemed urgent.

## 267. 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 14 September 2022.**

The meeting closed at 19.40.

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

Draft

	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	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

PLANNING DECISIONS

ITEM 7

	Location	Proposal	WTC Decision	DC Decision
P/FUL/2022/03888	19-21 North St, Wareham BH20 4AJ	Change of use from offices to shop and six flats	OBJECTION – The application did not meet the Neighbourhood Plan policy H10 as it had a deficit of parking and the use of the ground floor as living accommodation does not meet the NPPF section 7(86) definition of a town centre which allows residential use.	Awaiting sign off
P/FUL/2021/03293 (Planning Appeal)	Elmstead, Sandford Rd, Wareham BH20 4DH	1 no. new build detached chalet bungalow with car parking and access	OBJECTION – the Committee supports the Dorset Council grounds for refusal.	Refused
P/ADV/2022/04770	The Italian Bakery, North St, Wareham BH20 4AD	Erect illuminated signage to existing shop	OBJECTION – The planning application states the signs are externally illuminated whereas the drawing clearly indicates the box sign, and the raised letters of the fascia sign are internally illuminated. The signs are considered overly dominant and inappropriate in the conservation area and are contrary to the Purbeck District Design Guide SPD Paragraphs 144, 145 and 146, Policy TC1(d) and Policy TC5 of the Wareham Neighbourhood Plan and Policy D: Design of the Purbeck Local Plan Part 1.	Under officer consideration
P/HOU/2022/04786	9 Northport Drive, Wareham BH20 4DL	Single storey rear extension	No objection	Under officer consideration
P/FUL/2022/04563	Elmstead, Sandford Rd, Wareham BH20 4DH	Change of use of the building to a detached bungalow		Under officer consideration

## Wareham Rights of Way

Dear Sirs

I recently came across an article online [Safeguarding Swanage footpaths](#) and wondered if Wareham Town Council were carrying out a similar exercise to check Rights of Way (RoW) in and around Wareham. I note that there is a 2026 deadline when all RoW must be registered on its county's Definitive Map to maintain their status. Swanage found 15 routes that were regarded as public footpaths prior to 1975 but which don't appear on Dorset Council's Definitive Map.

Sustainable Wareham are keen to promote active travel in and around the town and these routes are crucial to that. Please let us know if we can help in any way.

Yours faithfully



Sustainable Wareham