



# WAREHAM

Town Council

Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

10 November 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 16 November 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 make 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**

**16 November 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 26 October 2022**

To confirm, as a correct record, the minutes of the previous meeting. (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/HOU/2022/06300  
**Location:** 45 Worgret Rd, Wareham BH20 4PH  
**Proposal:** Replace wooden gate posts with brick pillars. Widen driveway and replace gates  
**Decision required by:** 11 November (extension agreed to 18 November)

**Application Number:** P/NMA/2022/06558 - FOR INFORMATION ONLY  
**Location:** Flat 2, South Bestwall House, 2 Bestwall Rd, Wareham BH20 4HZ  
**Proposal:** Nonmaterial amendment to approved P/A P/LBC/2021/04825 & P/HOU/2021/04824 (Single storey

side extension) to amend from hipped solid roof to a glazed orangery roof and glazed atrium

**Application Number:** P/VOC/2022/06622  
**Location:** Lady St Mary's, Church Green, Wareham BH20 4ND  
**Proposal:** Variation of Condition 2 to application P/FUL/2021/03911-  
Form new surface water drainage to the south of the Church  
Variation to permit the works to be undertaken in accordance with the revised drawings, or, alternatively, removal of the condition  
**Decision required by:** 16 November (extension agreed)

**7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

**8. Parking in Ropers Lane and Supermarket parking signage**

To consider the response from Dorset Council and determine any further action.

**9. Request in respect of Speed Limit in Church Street**

To consider the request from residents in respect of a speed limit in Church Street.

**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 7 December 2022 at 7.00pm.**

				<b>ITEM 7</b>
<b>Application Number</b>	<b>Location</b>	<b>Proposal</b>	<b>WTC Decision</b>	<b>DC Decision</b>
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 etc	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
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/FUL/2022/04563	Elmstead, Sandford Rd, Wareham BH20 4DH	Change of use of the building to a detached bungalow	No objection	Under officer consideration
P/HOU/2022/04277	8 Tinkers Lane, Wareham BH20 4QR	Single storey rear extension, convert garage to habitable accommodation, replace garage door with new front door. Install an Electric Vehicle charging point.	No objection	Under officer consideration
P/HOU/2022/05390	104 Wessex Oval, Wareham BH20 4BS	Rear ground floor extension, loft conversion within the existing roof space and a new rear dormer	No objection	Under officer consideration
P/LBC/2022/05541	5 Church St, Wareham BH20 4NE	Internal alterations to knock-through the existing fireplaces in the lounge and dining room to install a new double-sided stove	No objection	Under officer consideration
P/LBC/2022/04925	Grange Gallery 12 South Street Wareham BH20 4LT	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.	No objection	Under officer consideration
P/FUL/2022/04924	as above		No objection	Under officer consideration

6/2021/0342	Swineham Farm Bestwall Road 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 22 June 2022 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.	Awaiting sign off
P/FUL/2022/04609	Wareham Riverboats, Abbotts Quay, Wareham BH20 4LW	Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth	OBJECTION - Members were concerned about the application's impact on the public slipway. The application indicated, by outline in red, that the whole area including the slipway was in the ownership of the applicant, which is factually incorrect, and a request be made of the Planning Authority to decline the application and an investigation as to the ownership of land above the highwater mark and the public slipway be carried out to establish the public access which must remain in place, and to determine whether the application is factually correct. There is a potential for the public to lose access if this application is granted in its current form.	
P/ADV/2022/05807	12 South St, Wareham BH20 4LT	Display 2no. non-illuminated projecting signs and replacement of existing non-illuminated fascia sign	No objection	

**ROPERS LANE**

I wrote to TC regarding local resident requests for parking restrictions in Ropers Lane after meeting with one resident who had suffered damage to her property by passing vehicles. I suggested that the request would need to be supported by TC and other residents may also wish to show support via TC.

Dorset Waste have confirmed that access is an issue due to parked vehicles (although they can and do work around this) – no responses or complaints received from emergency services.

It is difficult to introduce parking restrictions without an impact being experienced nearby – unless you are providing alternative parking. The best way to try and identify an appropriate solution is to canvass those drivers involved as to why this is their preferred parking location and consider where the TC would like vehicles to park.

**SAINSBURYS CAR PARK**

I have a (very) limited budget for signage that can help in these circumstances, however I have to prioritise according to highway safety, congestion, nuisance etc and this request may wait on my list for quite some time (as it does not appear to be an issue that has a significant impact on the public highway at present).

It may be as you suggest, something that Sainsburys would consider helping with funding – would TC be prepared to discuss with them?

**Stephen Mepham**  
**Communtiy Highways Team Leader**  
**Highways**  
**Dorset Council**



Dear Council Members:

We have been speaking with several neighbours along Church Street who are also seriously concerned as we are with the speed of traffic on this narrow street leading to Sainsbury's Shopping Centre.

We want to request a maximum speed limit of '10' miles per hour to be approved.

Signage is required to avoid possible serious injury when speeds of 40mph and 50mph+ have been witnessed. These high speeds occur especially during the peak months of summer as well as close to closing times at Sainsbury's on any given day.

One of our neighbours was bumped on her shoulder whilst walking on the narrow pavement on the west side of the street recently and we believe that it is only a matter of time before some serious accident will occur.

This narrow street could easily be made safer with signage in strategic locations along Church Street.

Please advise how we might take steps to secure this request as soon as possible.