



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

2 March 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 9 March 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.

Vanessa Ricketts
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 B Dean (Chairman)
Councillor D Budd
Councillor K Green
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

9 March 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 8 December 2021

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 8 December 2021

To consider any matters arising from the previous minutes of the Committee.

6. Informal Meeting Notes

To receive the notes from the informal meetings 26 January 2022 and 16 February 2022.

7. 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/2022/00767
Location: 15 St Martins Lane BH20 4HF
Proposal: Erect two-storey rear extension to form open plan kitchen diner to ground and additional accommodation with Juliette balcony to the first floor

Decision required by: 2 March (extension agreed)

Application Number: P/FUL/2022/00887
Location: Christies Beauty Salon, 19 South St BH20 4LR
Proposal: Change of use of first floor flat (class C3) to expand beauty salon (Sui Generis). Erection of an awning

Decision required by: **7 March (extension agreed)**

Application Number: P/LBC/2022/00888
Location: Christies Beauty Salon, 19 South St BH20 4LR
Proposal: Change of use of first floor flat (class C3) to expand beauty salon (Sui Generis). Erection of an awning

Decision required by: **7 March (extension agreed)**

Application Number: P/HOU/2022/01038
Location: 7 Frome Rd BH20 4QA
Proposal: Replace flat roof with pitched roof and form veranda over deck with ramp for wheelchair access to garden, alterations to windows and doors and internal alterations including accessibility adaptations

Decision required by: **10 March**

Application Number: P/FUL/2021/04465
Location: Swanage & Wareham RFU Ltd, North Bestwall Rd BH20 4QW
Proposal: Remove existing asbestos roof and form new roof with tiles to match. Take up existing access road and widen with additional passing bays. Install photovoltaic panels to new roof

Decision required by: **21 March**

8. Planning Decisions

To note final outcomes of Wareham Town planning applications.

9. Speed survey request for Northmoor

To consider the request from Dorset Council for a speed survey to be undertaken, as evidence for reducing the speed limit.

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.

11. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 30 March 2022 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 8 December 2021 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers present: K Noble, Deputy Town Clerk

322. Apologies for absence

Apologies were received from Councillors K Green and R Schofield.

323. Declarations of interest

There were no declarations of interests.

324. Public participation time

There were no members of the public present.

325. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 17 November 2021 were presented by the Chairman.

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

326. Matters arising from the minutes of the previous meeting

The informal virtual meeting regarding the proposed blue badge charging policy would be held on 15 December. Unfortunately, the office would be closed that day due to electrical works being undertaken. Dorset Council would be asked to supply a summary from the meeting.

327. DC 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/FUL/2021/04060
Location: 15B South St, Wareham BH20 4LR
Proposal: Demolish existing and erect a replacement dwelling

Decision: **No objection but would like to see a parking agreement with St Johns House for access and egress.**

Application Number: P/LBC/2021/04061 (Listed Building Consent)
Location: 15B South St, Wareham BH20 4LR
Proposal: Demolish existing and erect a replacement dwelling

Decision: **No objection.**

Application Number: P/LBC/2021/04098
Location: 14a North St, Wareham BH20 4AG
Proposal: Remove existing chimney, replace the internal trays and rebuild as existing

Decision: No objection.

Application Number: P/LBC/2021/04423
Location: 10 Church St, Wareham BH20 4NE
Proposal: Re-roofing of main roof area

Decision: No objection, providing the drainpipe and guttering were metal and not UPVC. It was noted that the application and specification refer to using different tiles.

Application Number: P/HOU/2021/04581
Location: 28 Worgret Rd, Wareham BH20 4PN
Proposal: Remove single detached garage and erect single storey side extension and a new detached garage

Decision: No objection.

Application Number: P/HOU/2021/04535
Location: 39 Mill Lane, Wareham BH20 4QY
Proposal: Erect single storey rear extension

Decision: No objection.

Application Number: P/HOU/2021/04824
Location: Flat 2 South Bestwall House, 2 Bestwall Rd, Wareham BH20 4HZ
Proposal: Erect single storey side extension and re-instatement of chimneys

Decision: No objection.

Application Number: P/LBC/2021/04825 (Listed Building Consent)
Location: Flat 2 South Bestwall House, 2 Bestwall Rd, Wareham BH20 4HZ
Proposal: Erect single storey side extension and re-instatement of chimneys

Decision: No objection.

Application Number: P/CLP/2021/04876 **(For information only)**
Location: 4 Monmouth Rd, Wareham BH20 4QF
Proposal: Erect single storey front and rear extensions

Application Number: 6/2021/0351
Location: 18 Tarrant Drive, Wareham BH20 4EP
Proposal: Retain shed for purposes ancillary to residential use of 18 Tarrant Drive

Decision: No objection.

Application Number: P/FUL/2021/05077
Location: The Old Courts, Worgret Rd, Wareham BH20 4PL
Proposal: Erect single storey rear extension to provide additional office space. Provide new parking spaces and relocate cycle shelter

Decision: No objection.

328. Notification of appeals:

Application No: 6/2021/0067
Location: 19 Carey Road Wareham BH20 4AX
Description of Development: Remove hedge and erect a 2m high wooden fence along the boundary with Carey Road and Walls View Road
Appeal Reference: APP/D1265/D/21/3285008
Appellant: Mr Stuart Upton
Appeal Start Date: 17 November 2021

A further response would be submitted supporting the Council's original objection. The replacement fence was oppressive and not sympathetic to the street scene.

Application Number: 6/2021/0168
Location: 12 Folly Lane, Wareham, BH20 4HH
Description of Development: Sever plot from existing property and erect a detached house with parking
Appeal Reference: APP/B1225/W/21/3284106
Appellant: Mr Philip Mulholland
Appeal Start Date: 17 November 2021

A letter to confirm the Wareham Neighbourhood Plan had been approved and should be considered.

329. Parking Issues Working Party

Members of the Working Party felt the scope was too large and nothing was being moved forward. Issues regarding people parking dangerously on double yellow or zig zag lines could be reported to the 'No Excuses' team. If clear photos are submitted, retrospective fines could be sent. The resident who had raised concerns had been informed of this procedure.

Resolved that the Working Party would be put in abeyance, until any parking issues were raised. The Working Party would review the issue and make a recommendation to this Committee.

330. Any other items the Chairman deems urgent

A discussion took place regarding notifications of planning decisions, and it was agreed this should be a standard agenda item.

A presentation by the developers of the former gasworks site would take place at the next meeting.

331. 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 5 January 2022.

Chairman.....

Date.....

Draft



Notes of the Informal Meeting of the Planning and Transport Committee Members held on Monday 26 January 2022 via Zoom at 7.00pm.

Members Present: Councillors B Dean, K Green, M Humphries, Z Gover.

Officers present: K Noble, Deputy Town Clerk

1. Apologies for absence

Apologies were received from Councillors D Cleaton and R Schofield.

2. Declarations of interest

There were no declarations of interest.

3. Public participation time

One member of the public was present.

The member of public had submitted a written objection to application P/HOU/2021/05434, which had been circulated to Members. The resident reiterated the reasons for the objection to the shed being sited at the front of the property.

4. Planning Applications

Application Number: P/FUL/2021/04965
Location: 1&2 Daler Court, East St BH20 4JW
Proposal: Install replacement windows and doors

Minded to decision of the Proper Officer – No objection

Application Number: P/FUL/2021/05434
Location: Lytchett, North Walls BH20 4QN
Proposal: Demolish existing garage and erect a single storey side extension with pitched roof and grant approval for existing garden shed

Minded to decision of the Proper Officer – 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.

5. Northmoor Park Speed Survey

85 valid responses were received to the survey with 65 in favour of the speed limit in Northmoor Park being reduced to 20 mph. Numerous comments were made and considered.

The responses would be sent to Dorset Council for consideration.

6. Dorset Council's Proposed Blue Badge Car Park Charging Policy

The proposed policy was considered, and a lengthy discussion took place.

Members expressed concern that the amendments were unfair and too complicated and that they would cause much confusion to both local residents and visitors. The National Trust system of using QR codes would be suggested.

It was agreed that a response be sent to Dorset Council expressing the Members concerns.

7. Planning Decisions

The list of planning applications decisions was welcomed and noted.

8. Date of next meeting

The date of the next informal meeting will be held on Wednesday 16 February at 7.00 pm via Zoom.



Notes of the Informal Meeting of the Planning and Transport Committee Members held on Wednesday 16 February 2022 via Zoom at 7.00pm.

Members Present: Councillors B Dean, D Budd, K Green, M Humphries

Officers present: K Noble, Deputy Town Clerk

1. Apologies for absence

Apologies were received from Councillors D Cleaton, Z Gover and R Schofield. Councillor Green would be arriving late.

2. Declarations of interest

There were no declarations of interest.

3. Public participation time

Seven members of the public were present. The first resident spoke in relation to the Methodist Church application and raised concerns about the proposed clear windows that would affect the privacy of his mother's property. The only access to the site was from North Street. Neighbours had not received notification of the proposal.

The second resident also spoke in regard to the Methodist Church application and stated that no notices had been put outside the building. The community building that had served the community for hundreds of years would be a loss and it was inappropriate to lose a church building. An offer had been made for the building to be purchased and to continue being used for the benefit of the community.

(Councillor Budd joined the meeting at this juncture and apologised for his late arrival, which was due to zoom access issues).

A third member of the public who also spoke against the Methodist Church application stated that it went against section 8 of the National Planning Policy Framework (NPPF).

(Councillor Green joined the meeting at this juncture).

Another member of the public also spoke objecting to the Methodist Church planning application and stated there was no access to the building on three sides and there was no parking.

Concerns were also raised regarding fire restrictions and how the listed arch would be protected.

A fifth member of the public spoke in relation to the new cycleway that was being installed from the north side of the levelling crossing and that he had written to the Dorset Councillor and had not received a reply. He was concerned that the level crossing would be stopped.

(3 members of the public left the meeting at this juncture)

4. Planning Applications

Application Number: P/FUL/2022/00333
Location: Methodist Church, North St BH20 4AG
Proposal: Extensions and alterations to convert former church into seven apartments

A lengthy discussion took place, and all residents representations were considered.

Minded to decision of the Proper Officer – Objection. The proposal went against Sections H9, H10, LDP1 and LDP3 of the adopted Wareham Neighbourhood Plan. The application did not adhere to section 8 and section 12, in particular to clauses 124, 127a, & 130 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.

(4 members of the public left the meeting at this juncture)

Application Number: P/HOU/2022/00618
Location: 26 Sherford Drive BH20 4EN
Proposal: Extension and conversion of garage to form granny annexe

Minded to decision of the Proper Officer – No objection

5. Planning Decisions

The list of planning decisions was noted.

6. Sandford Lane Speeding

A request was considered to support a speed watch group in Sandford Lane. Following the speed survey, that the Town Council requested and paid for, it was found there were very few vehicles that were speeding and therefore no further action is to be taken.

7. Date of next meeting

The date of the next meeting of the Planning and Transport Committee will be held on Wednesday 9 March at 7.00 pm.

Application	Location	Proposal	WTC Decision	DC Decision
6/2021/0248	20 West St	Replace cellar hatch. Clean stone on walls/stairs existing cellar. Supply & fit new stones in cellar. Block end of cellar with red brick/wooden doors to close off storage. 1st & 2nd fix electrics to lighting. Box in pipework/board ceiling. Tile floor area. New flooring in entrance hallway, lounge area & WC.	No objection	Granted
P/FUL/2021/04066	36-38 West St	Conversion of two flats to form one dwelling house, rear roof lights, internal alterations and window replacement.	No objection	Granted
P/FUL/2021/03967	28 Tarrant Drive	Development of existing house into two semi-detached houses	No objection	Under officer consideration
P/FUL/2021/04060	15B South St	Demolish existing and erect a replacement dwelling	No objection but would like to see a parking agreement with St Johns House for access and egress.	Under officer consideration
P/HOU/2021/04581	28 Worgret Rd	Remove single detached garage and erect single storey side extension and a new detached garage	No objection	Under officer consideration
P/HOU/2021/04535	39 Mill Lane	Erect single storey rear extension	No objection	Granted
P/HOU/2021/04824	Flat 2 South Bestwall House	Erect single storey side extension and re-instatement of chimneys	No objection	Under officer consideration
6/2021/0351	18 Tarrant Drive	Retain shed for purposes ancillary to residential use of 18 Tarrant Drive	No objection	Granted
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	Under officer consideration
P/FUL/2021/04965	1&2 Daler Court, East St BH20 4JW	Install replacement windows and doors	No objection	Under officer consideration

Application	Location	Proposal	WTC Decision	DC Decision
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.	Under officer consideration
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/HOU/2022/00618	26 Sherford Drive BH20 4EN	Extension and conversion of garage to form granny annexe	No objection	Under officer consideration

Application	Location	Proposal	WTC Decision	DC Decision
P/HOU/2022/00767	15 St Martins Lane BH20 4HF	Erect two-storey rear extension to form open plan kitchen diner to ground and additional accommodation with Juliette balcony to the first floor		Out to consultation
P/FUL/2022/00887	Christies Beauty Salon, 19 South St BH20 4LR	Change of use of first floor flat (class C3) to expand beauty salon (Sui Generis). Erection of an awning		Out to consultation
P/LBC/2022/00888	Christies Beauty Salon, 19 South St BH20 4LR	Change of use of first floor flat (class C3) to expand beauty salon (Sui Generis). Erection of an awning		Out to consultation
P/HOU/2022/01038	7 Frome Rd BH20 4QA	Replace flat roof with pitched roof and form veranda over deck with ramp for wheelchair access to garden, alterations to windows and doors and internal alterations including accessibility adaptations		Out to consultation
P/FUL/2021/04465	Swanage & Wareham RF	Remove existing asbestos roof and form new roof with tiles to match. Take up existing access road and widen with additional passing bays. Install photovoltaic panels to new roof.		Out to consultation