



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

26 April 2023

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 MAY 2023** 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 D Robinson

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.



3 May 2023

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 12 April 2023

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 12 April 2023

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/LBC/2023/01970
Location: North Mill North Walls Wareham BH20 4QW
Proposal: Property Flood Resilience measures including reinstallation of existing flood barrier, installation of 1 new flood barrier, installation of 2x flood doors to mimic existing doors at the front of the property, installation of non-return valves and mortar repairs as detailed in the measures section of this document.

Decision required by: 9 May 2023

Application Number: P/HOU/2023/01923
Location: 1 St Michaels Road Wareham BH20 4QU

Proposal: Replacement rear single storey extension including the addition of new window and door.

Decision required by: 12 May 2023

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Consultation: Planning for climate change

To consider the consultation paper and receive feedback from the planning session attended by the Clerk.

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. 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).

10. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 24 May 2023 at 7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 12 April 2023 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

Committee Members Present: Councillors K Green (Chairman), Z Gover (Vice Chairman), B Dean, D Cleaton

Officers present: G Pettifer, Deputy Clerk

705. Apologies for absence

Apologies were received from Cllr Humphries due to ill health and Cllr Budd who had family commitments.

706. Declarations of interest

There were no declarations of interest.

707. Public participation time

There was one member of the public present who did not wish to speak.

708. Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 22 March 2023 were approved and signed by the Chairman.

709. Matters arising from the minutes of the previous meeting

The Deputy Clerk confirmed that in accordance with Minute no. 651, the consultation on Permitted Development Rights had been submitted following the receipt of the agreed responses from Cllr Green and Cllr Dean. The response from Cllr Budd had not been included as the response had already been submitted in accordance with the resolution from the last meeting.

710. 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/2023/01702
Location:	Land to the East of 27 Sherford Drive Wareham BH20 4EN
Proposal:	Installation of a Telecommunications Cabin in a 5m by 5m compound, which will also house a power unit, air conditioning unit and a Footway 10 chamber
Decision required by:	17 April 2023
Decision:	No objection.

Application Number: P/HOU/2023/01827
Location: 15 Ropers Lane Wareham BH20 4QT
Proposal: Erect Garden office
Decision required by: 26 April 2023
Decision: No objection

Application Number: P/TRC/2023/01651
Location: 2 Knightstone Close Wareham BH20 4NY
Proposal: T1 Cherry - Fell
Decision required by: FOR INFORMATION ONLY

711. Planning Decisions

The planning decisions report was noted.

712. Any other items the Chairman deems urgent

It was NOTED that an Open Licence Application for Rugby Rocks, Wareham, had been received, however, the event site was within the Parish of Arne and not Wareham, and therefore no response would be given.

713. 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 Wednesday 3 May 2023.**

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

<u>Application Number</u>	<u>Location</u>	<u>Proposal</u>	<u>WTC Decision</u>	<u>ITEM 7</u> <u>DC Decision</u>
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	Awaiting sign off
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.	Granted
P/HOU/2023/01177	22 West Street Wareham Dorset BH20 4JX	Replacement rear ground floor extension, restoration of the roof and general external & internal renovations.	No objection	Awaiting sign off
P/FUL/2023/00858	St. Martin-on-the-Walls North Street Wareham BH20 4AG	Instillation of new air source heat pump to the east end of the north aisle within the churchyard of St Martin on the Wall	No objection	Under officer consideration
P/FUL/2021/04965	Unit 1&2 Daler Court East Street Wareham BH20 4JW	Install replacement windows and doors	Deputy Clerk to draft letter of support and maintain original comment - no objection	Under Appeal
P/TRT/2023/01310	14 Stowell Crescent Wareham BH20 4PY	Group of 3x fir trees - Fell. Plant replacement trees in location(s) as agreed with the Council and of a species again as agreed with the Council.	No objection	Split decision - 1 Ash fell refused and 1 Conider fell granted.
P/TRT/2023/01507	2 Christmas Close Wareham BH20 4RG	T1 Lawson Cypress - Fell to ground level. Replant.	No objection	Refused
P/FUL/2023/01702	Land to the East of 27 Sherford Drive Wareham BH20 4EN	Installation of a Telecommunications Cabin in a 5m by 5m compound, which will also house a power unit, air conditioning unit and a Footway 10 chamber	No objection	Under officer consideration
P/HOU/2023/01827	15 Ropers Lane Wareham BH20 4QT	Erect Garden office	No objection	Out to consultation

**Economic Growth & Infrastructure**

County Hall, Dorchester, DT1 1XJ

☎ 01305 838334

🌐 www.dorsetcouncil.gov.uk**Date:** 20 April 2023**Ref:** ClimateGuidance0423**Officer:** Sara Hardy/Chris Lee

☎ 01305 838334

✉ planningpolicy@dorsetcouncil.gov.uk

Dear Sir/Madam

Consultation: Planning for climate change guidance documents

Dorset Council is consulting on the following, to provide guidance on how climate change is taken into account in planning applications and decisions:

- **Interim guidance and position statement** - to help decision makers weigh up the benefits of addressing climate change with other material considerations. The statement provides an overview of the legislative, national and local policy context and addresses sustainable design and construction and planning for renewable energy schemes.
- **Sustainability checklist** - sets out questions for applicants to check in relation to their schemes' sustainable design and construction.
- **Amendment to Paragraph 39 of the Dorset National and Local List of Requirements** – amending the existing requirement to submit a sustainability statement for relevant planning applications to include the proposed sustainability checklist.
- **Listed buildings – what you can do for climate change** - to help householders with what they can do to increase energy efficiency in their listed buildings and understand what they would need consent for.

The consultation is running from **20 April to 8 June 2023**.

You can view the draft documents and comment online at:

www.dorsetcouncil.gov.uk/planning-for-climate-change

If you have any questions about the documents or about commenting, please contact the Planning Policy team via email at planningpolicy@dorsetcouncil.gov.uk or by telephone on 01305 838334.

Please respond to the consultation by 5pm on Thursday 8 June 2023.

Your faithfully

Strategic Planning Team
Dorset Council