



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

5 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 12 APRIL 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 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.



12 April 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 22 March 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 22 March 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/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

Application Number: P/HOU/2023/01827
Location: 15 Ropers Lane Wareham BH20 4QT
Proposal: Erect Garden office

Decision required by: 26 April 2023

Application Number: P/TRC/2023/01651
Location: 2 Knightstone Close Wareham BH20 4NY
Proposal: T1 Cherry - Fell

Decision required by: FOR INFORMATION ONLY

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. 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).

9. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 3 May 2023 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 22 March 2023 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, D Cleaton, M Humphries

Officers present: Gale Pettifer, Deputy Town clerk

643. Apologies for absence

There were no apologies for absence.

644. Declarations of interest

Cllr Gover declared a non-pecuniary interest in Item 6. Planning Application P/FUL/2023/00858.

645. Public participation time

There were no members of the public present.

646. Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on Wednesday 1 March 2023 were approved and signed by the Chairman.

647. Matters arising from the minutes of the previous meeting

The Deputy Clerk drew the attention of the Chairman to the minutes of the meeting, held on 8 February, which had been mis-numbered and showed an incorrect date. These errors had been rectified and the Chairman signed a corrected version.

648. 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/LBC/2022/07107
Location: 22 West Street Wareham Dorset BH20 4JX
Proposal: Replacement rear ground floor extension, restoration of the roof and general external & internal renovations.

Decision required by: 24 March 2023

Decision: No objection.

Application Number: P/HOU/2023/01177

Location: 22 West Street Wareham Dorset BH20 4JX

Proposal: Replacement rear ground floor extension, restoration of the roof and general external & internal renovations.

Decision required by: 27 March 2023

Decision: No objection.

Application Number: P/FUL/2023/00858
Location: St. Martin-on-the-Walls North Street Wareham BH20 4AG
Proposal: Instillation of new air source heat pump to the east end of the north aisle within the churchyard of St Martin on the Wall

Decision required by: 22 March 2023

Decision: No objection.

Application Number: P/FUL/2021/04965
Location: Unit 1&2 Daler Court East Street Wareham BH20 4JW
Proposal: Install replacement windows and doors
Appeal Reference: APP/D1265/W/22/3300177

Decision required by: 4 April 2023 – Notification of Appeal Letter Attached.

Decision: Deputy Clerk to draft letter of support and maintain original comment.

Application Number: P/TRT/2023/01310
Location: 14 Stowell Crescent Wareham BH20 4PY
Proposal: 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.

Decision required by: FOR INFORMATION PURPOSES ONLY

Decision: Noted.

Application Number: P/TRT/2023/01507
Location: 2 Christmas Close Wareham BH20 4RG
Proposal: T1 Lawson Cypress - Fell to ground level. Replant.

Decision required by: 6 April 2023

Decision: No objection.

649. Planning Decisions

The planning decisions report was noted.

650. Sitting Out Licence

It was **RESOLVED** to retrospectively confirm the decision of no objection agreed by email because of timescale restrictions.

651. Consultation on Permitted Development Rights

It was **RESOLVED** for Cllr Dean and Cllr Green to complete the consultation and forward to the Clerk for submission.

652. New Licence Application

It was **RESOLVED** there was no objection to the new licence application of the Garden Gate Tea Room.

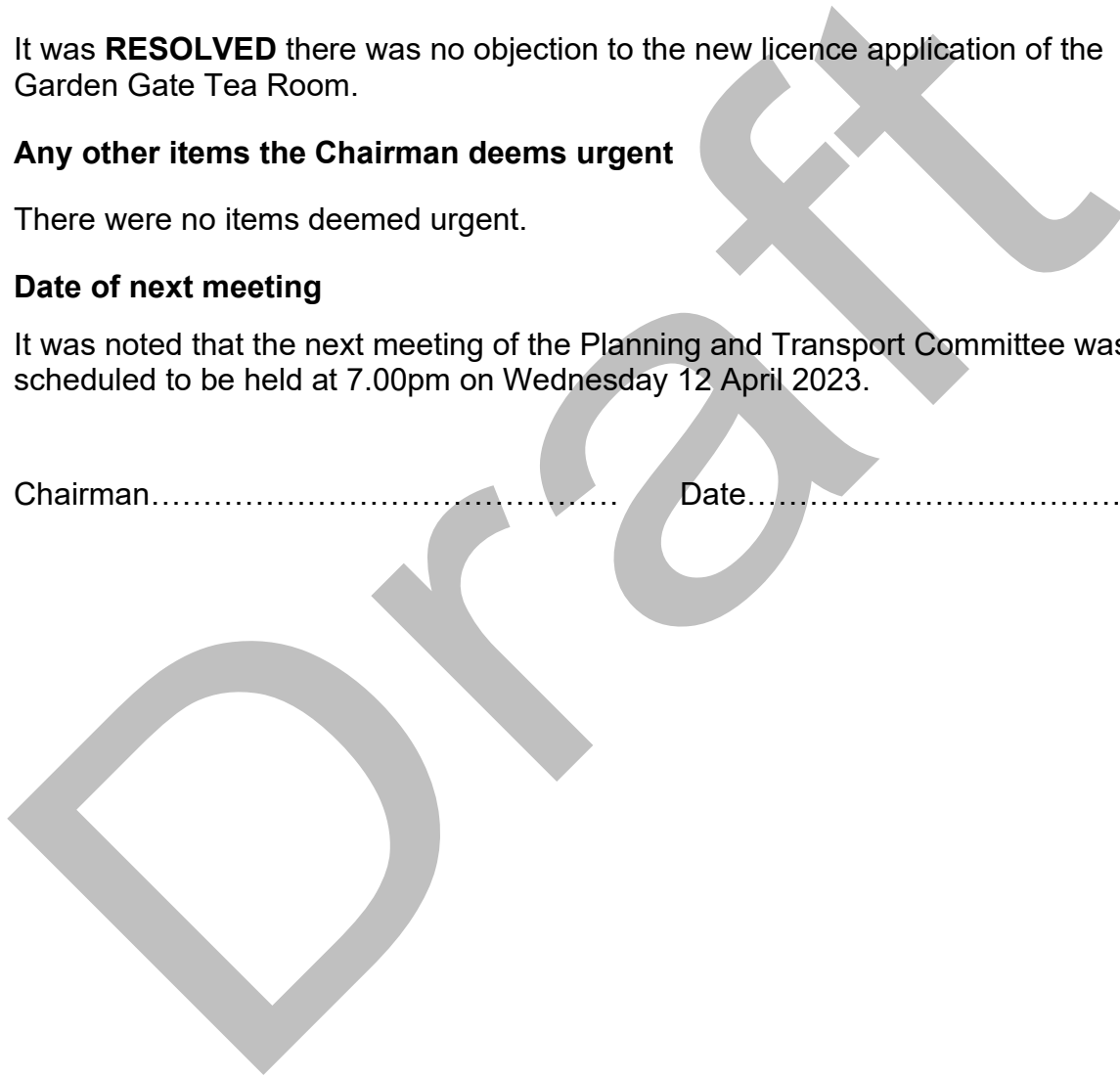
653. Any other items the Chairman deems urgent

There were no items deemed urgent.

654. 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 12 April 2023.

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



| <u>Application Number</u> | <u>Location</u> | <u>Proposal</u> | <u>WTC Decision</u> | <u>ITEM 7 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 |

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| 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. | Awaiting sign off |
| P/ADV/2023/00296 | 11-13 South Street Wareham BH20 4LR | Installation of a Sevilocker prescription collection machine into the existing shopfront window | No objection | Granted |
| P/FUL/2023/00295 | 11-13 South Street Wareham BH20 4LR | Installation of a Sevilocker prescription collection machine into the existing shopfront window | No objection | Granted |
| P/LBC/2023/00486 | 11-13 South Street Wareham BH20 4LR | Installation of a Sevilocker prescription collection machine into the existing shopfront window | No objection | Granted |
| P/HOU/2023/00744 | 55 East Street Wareham BH20 4NW | The addition of an infill dormer between pitched roofs to create loft bedroom | No Objection – Committee should like to request that Planners consider a condition that the window overlooking the adjacent property be of obscured glazing and be fixed closed. | Granted |

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| P/LBC/2022/07107 | 22 West Street Wareham Dorset BH20 4JX | Replacement rear ground floor extension, restoration of the roof and general external & internal renovations. | No objection | Granted - With the following conditions = Both in the first instance and upon all subsequent occasions the bathroom window on the East elevation shall be glazed with obscure glass and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of overlooking. Reason: To preserve the amenity and privacy of the adjoining property |
| 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 | Out to consultation |
| 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 | Appeal in progress |
| 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 | Under officer consideration |
| P/TRT/2023/01507 | 2 Christmas Close Wareham BH20 4RG | T1 Lawson Cypress - Fell to ground level. Replant. | No objection | Out to consultation |