



Town Hall
East Street
Wareham
Dorset
BH20 4NS

19 August 2020

To: All Members of the Planning and Transport Committee

NOTICE IS HEREBY GIVEN that a meeting of the **PLANNING AND TRANSPORT COMMITTEE** will be held on **WEDNESDAY 26 August via Zoom at 7.00pm** for the purpose of transacting the business set out in the Agenda below.

Due to the current government coronavirus response, the Town Council will be meeting online. Members of the public are encouraged to submit their questions or comments under 'Public Participation' in advance of the meeting to the Clerk and these will be made available to all Councillors. Members of the public may also link in to observe the meeting using the details below:

<https://us02web.zoom.us/j/89199534493?pwd=TWE5VUQzNzN6TjRUTlkrTWNpc2xDQT09>

Meeting ID: 891 9953 4493
Passcode: 712848

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 K Green (Chairman)
Councillor R Schofield (Vice Chairman)
Councillor D Budd
Councillor D Cleaton
Councillor B Dean
Councillor Z Gover
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

26 August 2020

- 1. Apologies for absence**
- 2. Declarations of interest**
- 3. Public participation time**

Members of the public have been encouraged to submit their questions or comments under 'Public Participation' in advance of the meeting to the Clerk and these have been made available to all Councillors. The response to these questions or comments will be addressed at this point.

- 4. Confirmation of the minutes of the previous meeting**

To confirm the minutes of the previous meeting held on 15 July 2020.

- 5. Matters arising from the minutes of the previous Planning and Transport meeting**

To consider any matters arising from the minutes of the meeting held on Wednesday 15 July 2020.

- 6. Delegated Decisions**

To note the following Planning Applications discussed by the Chairman, Vice-Chairman and the Town Clerk as per Terms of Reference and any decisions:

Application No: 6/2020/0328
Applicant Name: Angela & Christopher Gray
Location: 1 Hardy Road, Wareham, BH20 4QB
Development: Raise roof ridge height to create first floor habitable accommodation. Associated alterations and extensions. Erect timber outbuilding (summer house) in rear garden.
Case Officer: Alexandra Dones
Support Officer: Linda Webber

Decision: **No objection**

Application No: 6/2020/0331
Applicant Name: Mr Martin Ford
Location: 2A Mill Lane, Wareham, BH20 4RA
Development: Proposed garage conversion to habitable accommodation
Case Officer: Simon Burditt
Support Officer: Helen Nolan

Decision: **No objection**

Application No: 6/2019/0542
Applicant Name: Mrs Tess Simon
Location: 23 East Street, Wareham, BH20 4NN
Development: Erect dormer windows to front and rear of property to convert loft to habitable accommodation and erect a lean-to kitchen extension and insert 2 new windows on side elevation.
Case Officer: Ros Drane
Support Officer: Chelsey Golledge

Decision: **No objection**

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:

7.1 Dorset Council - Delegated Planning Applications

Application No: 6/2020/0311
Applicant Name: Mr Steve Carpenter
Location: 5 Bere Road, Wareham, BH20 4DB
Development: Erect single storey front & rear extensions and erect porch. Construct driveway.
Case Officer: Cari Wooldridge
Support Officer: Genevieve Duffy

Decision required by 27 August 2020

Application No: 6/2020/0345
Applicant Name: Westcroft Construction Ltd
Location: 4 St Michaels Road Wareham BH20 4QU
Development: Demolish existing outbuilding and single storey extension on northelevation. Erect three dwellings.
Case Officer: Alexandra Dones
Support Officer: Linda Webber

Decision required by 28 August 2020

Application No: 6/2020/0360
Applicant Name: Mr & Mrs Bugler
Location: 109 Northmoor Way Wareham BH20 4EQ
Development: Erect a single storey front extension
Case Officer: John Hartigan
Support Officer: Linda Webber

Decision required by 8 September 2020

8. The Granary Coffee Trailer

Dorset Council Highways Department have agreed to a trial to alter the sitting out licence of the The Granary at the Quay in Wareham. The Granary have requested the replacement of several tables and chairs with a small self-contained 'coffee dispenser',

on a temporary basis. The Highways Department would welcome any comments from the Town Council.

9. Tree Preservation Order 508 Northmoor Park

Further to the TPO that was brought to the Planning and Transport meeting of 15 July, members had raised concern regarding the ownership of the land on which the trees are planted. The Clerk undertook to report back to members as to the ownership of the land.

10. Parking in Ropers Lane

To consider correspondence (attached) received regarding the parking situation in Ropers Lane, Wareham.

11. 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.

Application No: 6/2020/0262

New information (see attached)

12. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 16 September 2020 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 15 July 2020 via Zoom at 7.00pm.

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

Officers present: Vanessa Ricketts, Town Clerk
1 member of the public.

24. Election of the Committee Chairman

Resolved that Councillor K Green be elected to the office of Committee Chairman for the 2020/2021 municipal year.

25. Election of Committee Vice Chairman for 2020/2021

Resolved that Councillor R Schofield be elected to the office of Committee Vice Chairman for the 2020/2021 municipal year.

26. Apologies for absence

There were no apologies of absence.

27. Declarations of interest

There were no declarations of interest.

28. Public participation time

The Town Clerk read an email received from a member of the public regarding unauthorized camping on the A352. The Clerk advised that she had forwarded the complaint to the Highways Team Manager, the Gypsy and Traveler Liaison Officer and the Clerk of Arne Parish Council within whose Parish the incursion was taking place. Members were happy with this response and did not feel that any further action needed to be taken.

29. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held 11 March 2020 were presented by the Chairman.

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

30. Matters arising from the minutes of the previous meeting

With regard to Minute 111 it was agreed that the questions, which would have been put to Paul Hutton at the Annual Town Meeting regarding parking issues in town, should be sent to him for comment.

Members agreed that they still wished the Town Clerk to pursue the request to Dorset Council for decision notices and asked if this could be raised with other Dorset Clerks to receive further backing.

31. Delegated Decisions

The delegated decision for the period 30/04/2020-26/06/2020 were noted.

32. Planning Applications

Application No: 6/2020/0262
Applicant Name: Mrs N Brichard
Location: 39 Stowell Crescent, Wareham, BH20 4PT
Development: Replace existing extension with new extension with balcony over.
Case Officer: John Hartigan
Support Officer: Linda Webber

Object

The potential for overlooking from the balcony, in both directions, to neighbouring properties. Suggest the first 2 panels need to be higher, of at least 1.5m and obscured glass to provide adequate screening.

Application No: 6/2020/0280
Applicant Name: Alan Davies
Location: 2 North Bestwall Road, Wareham, BH20 4HX
Development: Erect a porch
Case Officer: Alexandra Dones
Support Officer: Linda Webber

No objection

33. Tree Preservation Order TPO 508 Northmoor Park

TPO 508 was noted. Members were concerned regarding the ownership of the land. The Clerk agreed to investigate through the Council’s deeds and bring this matter back to the next meeting.

34. Any other items the Chairman deems urgent

There were no matters of urgency.

35. 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 5 August 2020

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

Parking in Ropers Lane

From a resident:

The parking situation in Ropers Lane has been bad for a long time and now is deteriorating significantly.

I include a photo from earlier today showing a camper van wedged between a parked car and parked van. Both vehicles are regularly parked here. As far as I'm aware the van driver was not carrying out work nearby.

You may be aware that the refuse and recycling lorries are often unable to collect from this area of Ropers Lane as they can't negotiate the parked vehicles.

I'm extremely concerned both about pedestrian safety, as there is no pavement at this part of Ropers Lane, and also the ability for an ambulance or fire engine to access nearby properties. Please can I ask that you look into this issue and raise it with the Town Council and the Dorset Council Highways Department.



Dear Ms Ricketts,

Thank you in advance for taking the time to read my email!

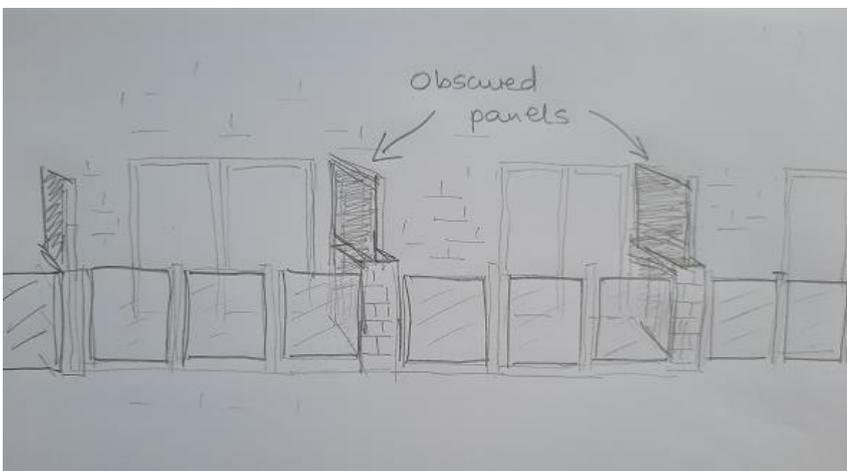
My name is Nicky Brichard and I live at 39 Stowell Crescent, Wareham.

My architect (John Burgess) recently submitted a planning application to Purbeck Council and the Town Council have made an objection. I should really like to discuss this with you in more detail. The application is to take down a dilapidated sun lounge - shown in this picture - and to rebuild it in a very similar style, but 1.5m longer.



You will note from the photo that there are already patio doors at first floor level that lead out from the bedroom. As we can already walk out onto the roof, it seems logical to add a balcony to the plans so that we can use this space safely. The planning application therefore includes a balcony which will be constructed from stainless steel rails and glass panels - the same as the one next door.

The Town Council suggestion is for the first two panels on each side to be at least 1.5m high and of obscured glass. I can understand the reasoning for this when you have narrow balconies between flats (I have tried to illustrate this below). This prevents someone looking directly into a neighbour's balcony.

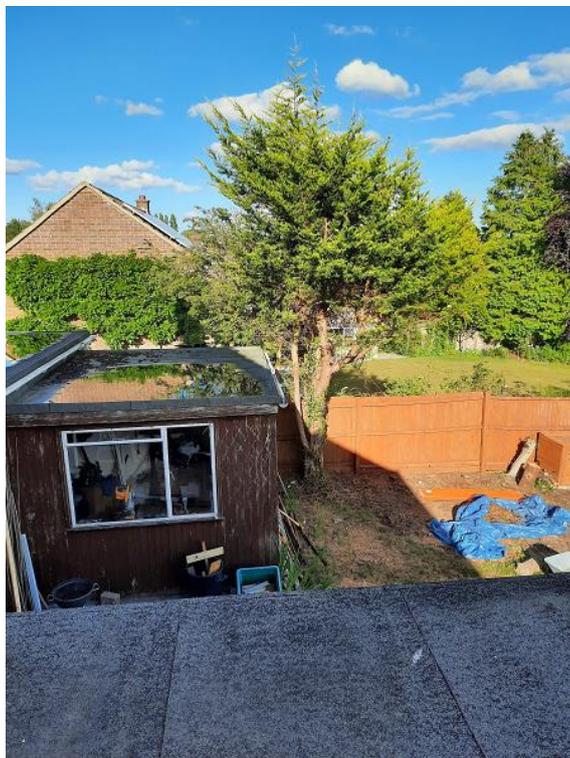




However, our roof will be 4m square. When we go out on to our roof top we will just walk past the high panels - and therefore they will not be serving any purpose. Unless the suggestion is to totally enclose both sides of the roof with high panels and create a glass box - I cannot see that we will achieve anything by adding these panels and the suggestion seems slightly illogical and will have little effect.

In addition to the above, I would like you to note the following:

1. Since the flat roof extension and patio doors already exist - I can already walk out and have a view over my neighbour's garden - nothing will change.
2. There is a tall fir tree between me and my neighbour at number 37 which completely obscures their balcony and vice versa.



3. My neighbours at number 37 already have a balcony and theirs does NOT have side panels of at least 1.5m in height.



4. The west side of my extension already has a brick wall that extends 1.55m thereby obscuring the view to the east.



5. Both my neighbours at number 37 and 41 Stowell Crescent are supportive of this application and quite happy for the work on the existing plans to proceed.

6. The work will be carried out in accordance with Building Regulations. To erect large side panels that are much higher would in my opinion be dangerous in very windy weather - as this is a very exposed position.