



# WAREHAM

## Town Council

Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

30 September 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 **7 October 2020** via Zoom at **7.00pm** for the purpose of transacting the business set out in the Agenda below.

### Public Participation

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:

The Zoom meeting ID is: 837 1962 2365  
Passcode: 096359

Or click here:

<https://us02web.zoom.us/j/83719622365?pwd=cC9LOUNCbUFZc0ZieXJML3J5cEVPQT09>

Vanessa Ricketts  
Town Clerk

### Members of the Planning and Transport Committee:

Councillor K Green (Chairman)  
Councillor D Budd  
Councillor B Dean  
Councillor M Humphries

Councillor R Schofield (Vice Chairman)  
Councillor D Cleaton  
Councillor Z Gover

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**

**7 October 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 16 September 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 16 September 2020.

- 7. Planning Applications**

The following planning application were received from Dorset Council, in its capacity as the local Planning Authority, for Wareham Town Council to consider.

**Dorset Council - Delegated Planning Applications**

**Application No:** 6/2020/0377  
**Applicant Name:** Mr Matthew Roberts  
**Location:** 89 Carey Road, Wareham, BH20 4AZ  
**Development:** Erect single storey front extension. Form first floor rear terrace over existing building.  
**Case Officer:** Ros Drane  
**Support Officer:** Chelsey Golledge

**Decision required by 7 October 2020**

**Application No:** 6/2020/0396  
**Applicant Name:** Mrs Rosalind Stockley  
**Location:** Flat 9, The Old Brewery, Pound Lane, Wareham, BH20 4LQ

**Development:** Replacement boiler with new roof flue  
**Case Officer:** Simon Burditt  
**Support Officer:** Helen Nolan

**Decision required by 9 October 2020**

**8. Tree Work Applications**

**TWA/2020/092**

**Location:** 15 Ropers Lane, Wareham, BH20 4QT

**Description:** (T1) Atlantic cedar - reduce primary branch on eastern side of tree by 2m; (T2) Norway maple 'Crimson King' - crown thin by 20%

**Conservation Area:** Wareham Conservation Area

**TPO/2020/101**

**Location:** Land to rear of 17 Seven Barrows Road, Wareham, BH20 4BQ

**Description:** (T1) Oak (to rear of no. 17) - prune back to hedge line beyond walkway

**Tree Preservation Order:** County of Dorset (Northmoor Park No.2) Wareham TPO 1972 (Ref. TPO 166)

**TPO/2020/104**

**Location:** Site off North Street (adjacent to 68 North Street), Wareham, BH20 4AH

**Description:** (T1) Weeping willow - Cut back from pumping station by 2.5m, Crown lift to 6m above ground level over highway, Reduce and reshape crown by 2.5m, North limb - reduce by up to 3.5m to ensure balanced canopy form with 2.5m overall crown reduction, Remove dead and diseased wood

**Tree Preservation Order:** District of Purbeck (North Causeway, Wareham) TPO 2012 (Ref. TPO 384)

**TWA/2020/095**

**Location:** Site off North Street, Wareham, BH20 4AH

**Description:** (T2) Weeping willow - Reduce and reshape crown by 2.5m (easterly spread); (T11) Common lime - Prune back to clear top of security fence by 1m; (T12) English oak - Prune back to clear top of security fence by 1m; (T13) Common lime - Prune back to clear top of security fence by 1m; (T14) Common ash - Prune back to clear top of security fence by 1m; (G1) Mixed shrubs along front boundary of water pumping station - Cut back to clear footpath Wareham Conservation Area

**Conservation Area:** Wareham conservation area

**9. Development at the former Cottees Site**

To consider the concerns raised by a resident regarding the safety, management, traffic and community green space at the former Cottees Site on East Street, Wareham. A 'breach of planning' has been filed by the resident and is attached to this Agenda.

**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 28 October 2020 at 7.00pm.**



**Minutes of a meeting of the Planning and Transport Committee held on Wednesday 16 September 2020 via Zoom at 7.00pm.**

**Committee Members Present:** Councillors K Green (Chairman), D Budd, B Dean, Z Gover  
**Officers present:** V Ricketts, Town Clerk. T Bailey, Committee Clerk

**154. Apologies for absence**

Councillor R Schofield offered his apologies, with no reason given. Councillor M Humphries offered her apologies as she was unwell. Councillor D Cleaton offered her apologies for personal medical reasons.

**Resolved** to accept the apologies for absence.

**155. Declarations of interest**

There were no declarations of interest.

**156. Public participation time**

There were no members of the public present.

**157. Confirmation of the minutes of the previous meeting**

The minutes of the previous meeting of the Planning and Transport Committee held on 26 August 2020 were presented by the Chairman.

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

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

Any matters arising from the minutes of the meeting held on Wednesday 26 August 2020 were considered.

**Minute 119 – The Old Granary Coffee Trailer**

Councillors requested an update on the planned date for the removal of the coffee trailer, as they were unanimous that it should be removed as soon as possible.

**Resolved** that the Operations Manager would chase a response from Dorset Council and impress upon them the wishes of the Town Council.

**Minute 120** Whilst it was noted that the land specified in TPO 508 belonged to Moorish Builders and not the Town Council, it had also been noted by residents and the Operations Manager that the trees on this land were in desperate need of work

as several of the limbs were overhanging the path surrounding the playpark and were in danger of putting members of the public at risk.

**Resolved** that the Operations Manager would write to the Tree Officer raising the concerns of the Town Council as to the works required and the potential danger that many of the trees posed.

## 159. Planning Applications

The following planning application was received from Dorset Council, in its capacity as the local Planning Authority, for Wareham Town Council to consider.

**For information only – no decision required:**

**Application No:** 6/2020/0384  
**Applicant Name:** Mr Solen  
**Location:** 8 Baggs Lane, Wareham, BH20 4FJ  
**Development:** **Certificate of Lawfulness (Proposed)** to construct a rear dormer to form habitable accommodation  
**Case Officer:** Cari Wooldridge  
**Support Officer:** Helen Nolan

**Resolved** that this application for a Certificate of Lawfulness be noted.

## 160. Tree Work Applications

### TWA2020/089

**Location:** 40 & 42 Cow Lane, Wareham, BH20 4RE

**Description:** (T1) Laurel (42 Cow Lane) - fell; (T2) Cypress (40 Cow Lane) - crown lift to 4m above ground level over garden of no. 42 and shed, crown reduce remaining prominent section of crown overhanging boundary by up to 2m

**Conservation Area:** Wareham Conservation Area

### TPO/2020/089

**Location:** 32 Stowell Crescent, Wareham, BH20 4PZ

**Description:** (T1) Eucalyptus - fell and replant with different species  
**Tree Preservation Order:** District of Purbeck (Worgret Road No.2, Wareham) TPO 2007 (Ref. TPO 325)

### TPO/2020/091

**Location:** 129 Wessex Oval, Wareham, BH20 4BS

**Description:** (G4) Oak - reduce all lateral growth hanging over garden by a maximum of 2m to suitable growth points; remove major dead wood and broken branches; crown lift to 5m above ground level including the removal of the lowest truncated primary branch  
**Tree Preservation Order:** District of Purbeck (Ferncroft Lane, Wareham) TPO 1982 (Ref. TPO 165)

**Resolved** that the tree work applications be noted.

**161. Suspension of parking in West Street, Wareham**

The recent suspension of 10 metres of parking space, outside the butchers, to enable queuing customers and pedestrians to pass safely was discussed and the requirement for it after the 26<sup>th</sup> September was debated.

**Resolved** that the suspension of the 10 metres of parking space had been very beneficial and that a request be put to Highways to extend it into the New Year.

**162. Government White Paper – Planning for the Future**

The Government white paper on ‘Planning for the future’ had been circulated to the Committee in order that a response could be agreed and resolved by full council before submission to NALC and Central Government.

**Resolved** that the following response be recommended to full council.

‘A review of the Planning System is welcomed by Wareham Town Council, along with planned changes to strengthen planning sanctions and enforcements.

We support efforts to speed up the system and to encourage the public to participate, however consideration should be given to those without access to technology.

The Town Council also supports the proposed simplification of the planning system but would like to stress the need for protection against bad planning decisions and the impact that decisions can have on neighbours.’

**163. Proposed Development – Rear of 12 to 16 Bere Road**

The proposed street name of ‘Woodbury Gardens’ was considered, at the request of Cawdor Construction Developments Ltd.

**Resolved** to accept the proposed street name of ‘Woodbury Gardens’ for the development to the rear of 12-16 Bere Road.

**164. Government Consultation - Pavement Parking**

The Government’s consultation paper on pavement parking had been circulated in order that a response be formulated.

**Resolved** that the paper in general was strongly supported by the Committee and of the three options to tackle pavement parking, outlined in the consultation paper, option 3: a national pavement parking prohibition was the preferred. In line with the views of the Committee, the online survey would be completed by the Operations Manager before the deadline of 22 November.

**165. 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.

**166. Date of next meeting**

To note the date of the next meeting, which is scheduled for **Wednesday 7 October 2020** at **7.00pm**.



## REPORT OF SUSPECTED PLANNING BREACH BY A RESIDENT

**“Address of the property if known:** East Street, Wareham

**Is your concern causing significant harm to the local environment or community:** Yes

**Please give details of the harm caused:** The land that has been designated as 'community green space' is not being considered by the developer and it is being consumed within the development. The railing have not been installed as per the planning application (plans or elevations) and there are not enough benches provided to make it a community green space. Mis-marketing too, as we have just been told that it is a 'communal space for the development'. this is completely incorrect and must be clarified and enforced. Continual parking/driving on pavements with HGV delivery vehicles IS A REAL HEALTH AND SAFETY CONCERN and ILLEGAL. I have raised this with the developers but NOTHING is being done about it - Highways, Purbeck Council needs to protect its residents as someone will be injured/killed very soon if this continues.

**Details of your concerns:** From the start the developers had little to give back to the community, when it was Renaissance Retirements, now it is Stanborough it continues. The only community gain from this development was the designated 'community green space' to the front of plot 1. (Named 'Cottees Lodge'). There are no separating railings to the front of this property, which is clearly shown on all of the drawings (planning drawings in the plans, street scene, marketing brochures etc.) which should sited on the grass edge - not the path (atop the brick wall) as was eluded to today. The green space was described, marketing, as communal space - it is not. The drawings all show that there should be 4 benches, not 1 as is current - the community is being short-changed. Gates, blocking public access are in place yet there are to be no gates, other than one separating the Cottees Lodge from the community green space. There needs to be 'interpretation boards' too, as stated in the planning application and initial proposals.

The community green space forms part of the very precise planning approval, when it was awarded on amendment.

The gates, off East Street and off the site main entrance, need to be removed.

Extremely poor quality walling to the boundary of the development - Purbeck Stone removed (due to its high value) and replaced with very poor quality and cheap concrete slabs. These need to be removed and replaced with the correct building materials - as per the plans. That was the existing method and as such WILL NOT AFFECT the tree - which is the argument that has been used.

Planning has also been granted, in this town location, based upon each property having 2 parking spaces. However, the estate agent clearly stated that the car ports have been designed with the intent of filling-in to become enclosed and alternative - these are for parking the owners cars and containing them within the 'exclusive' development. If these are not used for this purpose it will ruin the local community and environment. This MUST be rectified and sold/described as being for parking - it is wilful contempt for planning and the community - this can only be derived from the developers. A covenant needs to be enforced.”

The other issues are still happening; HGV vehicles on the pavement, cones 'reserving parking spaces' on public highway when leaving the site at the end of the day - you do not have a permit for this, cigarette ends, tea bags, matches thrown onto the road around builders cars that are ruining our environment - this is both disgusting and unsightly and you need to remember that you are marketing houses that are considerably above market value! It must be swept up.

The pavement remains in a very poor state of repair due to the use by your contractors/deliveries and must be rectified.















