



Minutes of a meeting of the Planning and Transport Committee held on 10 March 2021 via Zoom at 7.00pm.

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

Officers present: V Ricketts, Town Clerk

466. Apologies for absence

An apology for absence was received from Councillor Cleaton.

Resolved that the apology be accepted.

467. Declarations of interest

There were no declarations of interest.

468. Public participation time

The Town Clerk confirmed that she had received no questions or comments from public ahead of the meeting and no members of the public were in attendance.

469. Confirmation of the minutes of the previous meeting

Resolved that the minutes of the previous meeting held on 17 February 2021 be confirmed as a correct record.

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

There were no matters arising from the minutes of the meeting held on 17 February 2021.

471. Delegated Decisions

The following decisions made under Delegated Powers were noted:

Application No: 6/2020/0598
Applicant Name: Mr Parrett
Location: 3 Encombe Road, Wareham, BH20 4PS
Development: Erect single storey rear extension

NO OBJECTION

Application No: 6/2020/0613
Applicant Name: Westcroft Construction Ltd
Location: 4 St Michaels Road, Wareham
Development: Demolish existing outbuilding. Erect two dwellings.

OBJECTION

1. Over-development

3 dwellings on a site area of 367 sq m is a significantly higher density than the present development at the junction of Cow Lane and Mill Lane and it is considered that it fails to achieve an appropriate density contrary to NPPF para. 122 d) and e)

2. Out of character with the immediate area

The Council considers the buildings are still too close to the site boundaries, particularly at the junction of St Michaels Road and Cow Lane which fails to maintain openness and will, due to their scale and mass, be detrimental to the character of the area and will fail to achieve well-designed places contrary to NPPF para.127, particularly sub-para. a), b) and c) and fails to make a positive contribution to local character and distinctiveness of the Conservation Area contrary to NPPF para. 192 and Purbeck Local Plan Part 1 Policy LHH: Landscape, Historic Environment and Heritage

3. Lack of on-site parking

The proposed development fails to provide on-site parking for the existing house and the proposed in-line parking arrangement is out of character with Cow Lane and fails to take the opportunity to improve the character and quality of the area contrary to NPPF para. 130 and the emerging Wareham Neighbourhood Plan Policy H10

Application No: 6/2020/0611
Applicant Name: Ceri Stephens
Location: The Georgian House, 12 West Street, Wareham, BH20 4JX
Development: Install cable for fibre broadband

NO OBJECTION

Application No: 6/2020/0604
Applicant Name: Ameriscot Commercial
Location: Former Natwest Bank Plc, 2 North Street, Wareham,
Development: Mixed-use development comprising Use Class e (a) and (b) at ground floor frontage, conversion and extension of the existing building to form three self-contained apartments, demolition of existing rear extension and erection of terrace of three cottages.

OBJECTION

The proposal is overdevelopment with buildings taking up around half of the total site area resulting in insufficient amenity space, that for unit 6 being as small as 20 sq. m. and units 2 and 3 within the existing building having no provision. The car park is the dominant feature to the front of units 4 to 6 and with the height of the site boundary walls make for an oppressive living environment which does not create a high-quality well-designed development contrary to NPPF para. 122 particularly sub para e),

para. 127 particularly sub para. a), b) and c) and Purbeck Local Plan Part 1 Policy D: Design and fails to positively contribute to the Conservation Area contrary to NPPF para. 192 particularly sub pars c) and Purbeck Local Plan Part 1 Policy LHH: Landscape, Historic Environment and Heritage.

The layout of the car park does not allow vehicles to turn around and exit in a forward gear, which will result in highway danger as vehicles reverse into the service road at a right-angled bend. Further there is insufficient parking spaces for all six units contrary to the emerging Wareham Neighbourhood Plan Policy H10.

Application No: 6/2020/0557
Applicant Name: Mr and Mrs McManus
Location: 6 Carey Close, Wareham, BH20 4BN
Development: Erect side and rear extensions to form lounge, workshop/utility room

NO OBJECTION

472. 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 No: 6/2020/0515
Applicant Name: Mr Howlett
Location: 52 West Street, Wareham, BH20 4JZ
Development: Carry out repairs to roof, soffit and dormer window.
Case Officer: John Hartigan
Support Officer: Chelsey Golledge

NO OBJECTION – Members asked that Dorset Council be requested to make listed building applications clear on the portal.

Application No: 6/2020/0518
Applicant Name: Mr Richard Fryett
Location: 27A East Street, Wareham, BH20 4NN
Development: Remove rear chimney flue, install replacement windows and internal alterations
Case Officer: John Hartigan
Support Officer: Linda Webber

NO OBJECTION

Application No: 6/2020/0624
Applicant Name: Mr & Mrs Hardy
Location: 100 Wessex Oval, Wareham, BH20 4BS
Development: Erect single storey rear extension, carport, loft conversion and alterations.
Case Officer: Simon Burditt
Support Officer: Chelsey Golledge

NO OBJECTION

473. Parking Issues Working Party

Members were asked to consider a substitute Member to sit on this working party following the withdrawal of Councillor Schofield. There being no volunteers, Members agreed to offer this to all Council Members at the next full Council meeting.

Councillor Gover agreed to respond to the member of public who had contacted Councillor Schofield in regard to parking issues.

474. Any other items the Chairman deems urgent

There were no matters of urgency.

475. Date of next meeting

To note the date of the next meeting, which is scheduled for **31 March 2021** at **7.00pm**.

Chairman.....

Date.....