



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 25 August 2021 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers present: K Noble, Deputy Town Clerk

101. Apologies for absence

Apologies were received from Councillor R Schofield.

102. Declarations of interest

Councillor Budd declared a personal interest in application 6/2021/0288.

103. Public participation time

There were 3 members of the public present. A member of the public raised concerns regarding the change in planning application notifications. Dorset Council no longer notify neighbouring properties. Applicants are now requested to display the planning notice, and this may be on the persons property and not visible from the boundary.

Members agreed that this should be added to the next agenda for discussion.

104. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 4 August 2021 were presented by the Chairman.

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

105. Matters arising from the minutes of the previous meeting

There were no matters arising from the previous minutes.

106. Delegated Decisions

The list of delegated planning decisions was received and noted.

107. Planning Applications

Application Number: 6/2021/0264

Location: 37 Northmoor Way, Wareham, BH20 4EE

Proposal: Proposed extensions to existing property

Decision: No objection

Application Number: 6/2021/0288
Location: 27 Bestwall Road, Wareham BH20 4HY
Proposal: Widen Drive and lengthen dropped curb

(Cllr Budd did not participate in the discussion or vote).

Decision: No objection.

Application Number: 6/2021/0295
Location: 17 St Martins Lane, Wareham BH20 4HF
Proposal: Rear Double Storey Extension with Loft/Roof Dormer

Decision: On balance, no objection.

Application Number: 6/2021/0296
Location: 15 St Martins Lane, Wareham BH20 4HF
Proposal: Rear Double Storey Extension with Loft/Roof Dormer

Decision: On balance, no objection.

Application Number: 6/2021/0231
Location: 28 North St, Wareham BH20 4AG
Proposal: Replacement of slate roof

Decision: No objection.

Application Number: 6/2021/0342
Location: Swineham Farm, Bestwall Rd, Wareham, BH20 4EE
Proposal: Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities

Decision: Objection. The Lake proposed for outdoor swimming was formed following quarrying for sand and gravel as part of an approved restoration scheme produced by the Wetlands Advisory Service. Although the site was to remain in private ownership it was intended that the wildlife lake referred to in the planning permission would be a quiet amenity area for the benefit of nature. Planning applications 6/88/387 and 6/2002/0477 are relevant. The site is designated as AONB, Green Belt and Purbeck Heritage Coast and is adjacent to Poole Harbour which is designated a Special Protection Area and Ramsar Site. The site is also within a high flood risk area. Therefore, the Council OBJECTS in particular for the following reasons:

- Outdoor swimming in the wildlife lake would have an adverse impact on the wildlife and would be incompatible with the National Planning Policy Framework Chapter 15 – Conserving and enhancing the natural environment and Purbeck Local Plan Part 1 Policy BIO: Biodiversity and Geodiversity.
- The container for changing facilities would not positively integrate with its surroundings, contrary to the National Planning Policy Framework Chapter 12 – Achieving well-designed places paragraphs 127 and 130 and Purbeck Local Plan Part 1 Policy D: Design.

- **Access to the site is via a narrow single track private road which is also a well-used Public Right of Way on foot over ½ kilometre long, which because of a variety of uses now taking place at Swineham Farm, not all of which have been granted planning permission, now generates significantly more traffic movements than when the farm was in agricultural use, which significantly reduces the amenity value and increases the risks to those on foot.**

Application Number: 6/2021/0343 – **For Information Only**
Location: Swineham Farm, Bestwall Rd, Wareham, BH20 4EE
Proposal: Temporary accommodation for builder and site security

Application Number: 6/2021/0355
Location: 25 Monmouth Rd, Wareham BH20 4QF
Proposal: Convert garage to habitable accommodation

Decision: No objection. Comment - the plans were difficult to understand.

Application Number: 6/2021/0383
Location: Homelea, Carey Rd, Wareham BH20 4BB
Proposal: Replace existing conservatory with single storey extension

Decision: No objection.

Application Number: 6/2021/0292
Location: 99 Northmoor Way, Wareham BH20 4EG
Proposal: Erect a dwelling

Decision: No objection.

Application Number: 6/2021/0385 (Supplementary item)
Location: 104 Northmoor Way, Wareham BH20 4ET
Proposal: Replace existing conservatory with single storey extension

Decision: No objection.

108. Request to Dorset Council for a review of a speed limit

A resident sent a letter raising concerns regarding speeding traffic in Northmoor Park and requesting the speed limit be reduced to 20 mph.

Resolved that a letter is sent to Dorset Council in support of the request for a review of the speed limit to be undertaken.

109. Future Applications – sending the link to Committee Members

It was noted that future applications would be forwarded to members via email as soon as they are received in the office, which includes the link to Dorset Council's Planning Portal.

110. Any other items the Chairman deems urgent

Concerns had been raised by a Councillor regarding the erection of gates and installation of a road at Bestwall Park. It was agreed to add this to the next meeting's agenda.

111. 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 15 September 2021.**

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