



**Minutes of a meeting of the Planning and Transport Committee held on Wednesday 6 October 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 and M Humphries.

**Officers present:** K Noble, Deputy Town Clerk

**183. Apologies for absence**

Apologies were received from Councillors R Schofield and K Green.

**184. Declarations of interest**

There were no declarations of interest.

**185. Public participation time**

There was 1 member of the public present. The planning consultant for application 6/2020/0604 gave an overview of the amended plans submitted.

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

The minutes of the previous meeting of the Planning and Transport Committee held on 15 September 2021 were presented by the Chairman.

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

**187. Matters arising from the minutes of the previous meeting**

There were no matters arising.

**188. Planning Applications**

**Application Number:** P/HOU/2021/03086

**Location:** 5 Knightstone Close, Wareham, BH20 4NY

**Proposal:** Erect first floor over existing ground floor matching neighbouring property (No.6)

**Decision:** No objection

**Application Number:** 6/2020/0604

**Location:** Former Natwest Bank, 2 North Street, Wareham, BH20 4AU

**Proposal:** 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

**Decision:** Object – Although the cottage style units are an improvement, the overall scheme is still overdevelopment and the Committee reiterate the reasons for the objection. 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-paras. 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 para c) and Purbeck Local Plan Part 1 LHH: Landscape, Historic Environment and Heritage. The layout of the car park does not allow vehicles to turn around and exit in forward gear, which will result in highway danger as vehicles reverse into the service road on a right-angled bend. Further there is insufficient parking spaces for all six units contrary to the Wareham Neighbourhood Plan Policy H10.

(1 member of the public left the meeting at this juncture).

**Application Number:** P/HOU/2021/03660  
**Location:** 39 Sandford Road, Wareham, BH20 4DQ  
**Proposal:** Erect single storey side and rear extensions

**Decision:** **No objection.** Comment – A window is missing from the first floor, south west elevation drawing.

**Application Number:** P/PASO/2021/03636 – **For information only**  
**Location:** The Purbeck School, Worgret Road, Wareham, BH20 4PF  
**Proposal:** The installation of other photovoltaics (PV) equipment on the roofs of a non-domestic building

**Application Number:** 6/2021/0309  
**Location:** Purbeck Property, 5 South Street, Wareham, BH20 4LR  
**Proposal:** To convert 5 South Street to one shop unit. Paint exterior and add new signage

**Decision:** **Object – The proposal is not converting to one shop unit, it is in fact converting a shop to an estate agents which is change of use. We object to the change of use to an office as it is contrary to the recent referendum approved Wareham Neighbourhood Plan, particularly TC1: Safeguarding Retail Provision within the Town Centre. The application does not comply with the Wareham Neighbourhood Plan ref TC5: Maintain and Enhancing the Street Scene due to the materials and construction of the facias and signage.**

**Is it necessary to have the intensity of the installed window lighting switched on 24 hours a day?**

**The Committee would like it noted that it was disappointing to receive a retrospective application.**

**189. Any other items the Chairman deems urgent**

There were no matters of urgency.

**190. 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 27 October 2021.

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