



**Minutes of a meeting of the Planning and Transport Committee held on Wednesday 30 March 2022 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

Councillor Ezzard was also in attendance

**Officers present:** B Churchill, Committee Clerk

**437. Apologies for absence**

No apologies were received.

**438. Declarations of interest**

There were no declarations of interest.

**439. Public participation time**

There were no members of the public present.

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

The minutes of the previous meeting of the Planning and Transport Committee held on 9 March 2022 were presented by the Chairman.

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

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

There were no matters arising.

**442. 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 Number:** P/FUL/2022/01319  
**Location:** Land to the rear of 12 West St BH20 4JX  
**Proposal:** Removal of existing shed and carport, construction of 2 bed dwelling with associated parking and garden

**Decision:**            **Objection**

**The site presently appears to serve at least 2 flats/units in 12 West St, which should have parking provision on site, if possible, as well as the parking related to the proposed new dwelling. The scheme does not take account of this. Vehicular access is very difficult as Mill Lane is very narrow and the entrance arch does not allow a normal sized car to conveniently access the site. The proposed scheme means that it is not possible to turn a vehicle within the site**

so as to leave the site in a forward direction. Reversing blind on to this narrow street would be a danger to pedestrians and motorists. The parking shown on the application plan is therefore probably impossible to use and the application fails to meet Policy H10 of the Wareham Neighbourhood Plan.

WNP Policy LDP3 requires all new homes to have private amenity space. There is no proper amenity space provided with the new dwelling and the application therefore fails to meet Policy LDP3. The scheme also removes the existing amenity space of the first floor flat of number 12, West Street. This is a clear indication of the proposal's over-development of the site contrary to Policy D: Design of the Purbeck Local Plan Part 1.

The roof of the proposed dwelling would be higher than the rear garden wall of neighbouring dwellings which have very small rear yards and would significantly reduce daylight to the back yard areas of these neighbouring small houses and also to their ground floor rear windows. Therefore, the occupiers of numbers 1 and 3 Mill Lane would have adversely affected living conditions. This is contrary to Policy D: Design of the Purbeck Local Plan.

For these reasons the Town Council objects to the present application P/FUL/2022/01319.

It is also noted that a large incongruous, flat-roofed structure has recently been erected on part of the site. This is harmful to the setting of listed buildings and of the Conservation area. The Town Council urges that enforcement action be taken to remove this structure as soon as possible as it is contrary to Policy LHH: Landscape, Historic Environment and Heritage of the Purbeck Local Plan.

**Application Number:** P/LBC/2022/0509 (listed building consent)  
**Location:** Land to the rear of 12 West St BH20 4JX  
**Proposal:** Removal of existing shed and carport, construction of 2 bed dwelling with associated parking and garden

**Decision:**        **Objection**

The site presently appears to serve at least 2 flats/units in 12 West St, which should have parking provision on site, if possible, as well as the parking related to the proposed new dwelling. The scheme does not take account of this.

Vehicular access is very difficult as Mill Lane is very narrow and the entrance arch does not allow a normal sized car to conveniently access the site. The proposed scheme means that it is not possible to turn a vehicle within the site so as to leave the site in a forward direction. Reversing blind on to this narrow street would be a danger to pedestrians and motorists. The parking shown on the application plan is therefore probably impossible to use and the application fails to meet Policy H10 of the Wareham Neighbourhood Plan.

WNP Policy LDP3 requires all new homes to have private amenity space. There is no proper amenity space provided with the new dwelling and the application therefore fails to meet Policy LDP3. The scheme also removes the existing amenity space of the first floor flat of number 12, West Street. This is a clear indication of the proposal's over-development of the site contrary to Policy D: Design of the Purbeck Local Plan Part 1.

The roof of the proposed dwelling would be higher than the rear garden wall of neighbouring dwellings which have very small rear yards and would significantly reduce daylight to the back yard areas of these neighbouring small houses and also to their ground floor rear windows. Therefore, the occupiers of

numbers 1 and 3 Mill Lane would have adversely affected living conditions. This is contrary to Policy D: Design of the Purbeck Local Plan. For these reasons the Town Council objects to the present application P/LBC/2022/0509.

It is also noted that a large incongruous, flat-roofed structure has recently been erected on part of the site. This is harmful to the setting of listed buildings and of the Conservation area. The Town Council urges that enforcement action be taken to remove this structure as soon as possible as it is contrary to Policy LHH: Landscape, Historic Environment and Heritage of the Purbeck Local Plan.

**Application Number:** P/HOU/2022/00025  
**Location:** 9 St Johns Hill BH20 4NA  
**Proposal:** Various works associated with the upgrade and refurbishment of the property both internally and externally

**Decision:** No objection

**Application Number:** P/LBC/2022/0002  
**Location:** 9 St Johns Hill BH20 4NA  
**Proposal:** Various works associated with the upgrade and refurbishment of the property both internally and externally

**Decision:** No objection

**Application Number:** P/OUT/2022/01345  
**Location:** 1 Westminster Rd BH20 4SR  
**Proposal:** Demolish the existing industrial unit at 1 Westminster Road, and apply for change of use to residential

**Decision:** No objection

**Application Number:** P/LBC/2022/01499  
**Location:** 22 West Street, Wareham, BH20 4JX  
**Proposal:** Replacement rear ground floor extension. Restoration of the roof (structure, tiling, leadwork), replacement of the rear roof dormer with two new dormers. General external renovations.

**Decision:** No objection

**Application Number:** P/FUL/2022/01545  
**Location:** 12 Bestwall Road, Wareham, BH20 4NZ  
**Proposal:** Demolition of existing bungalow and erection of replacement dwelling

**Decision:** No objection

**Application Number:** P/HOU/2022/01760  
**Location:** 185 Northmoor Way, Wareham BH20 4SB  
**Proposal:** Demolish existing front porch & erect new single storey rear plus single storey front porch & bay extensions

**Decision: No objection**

**Application Number:** P/LBC/2022/01782

**Location:** 27C East St, Wareham BH20 4NN

**Proposal:** Replacement of timber, single glazed sashes in 2 sash windows. Repairs to 3 timber sash windows. Repainting of 3 sash windows. Repairs to timber entrance door pilaster

**Decision: No objection**

#### **443. Planning Decisions**

The planning decisions were received and noted.

#### **444. School Transport Consultation**

It was agreed that no response would be sent.

#### **445. Speed Survey Request for Northmoor**

It was agreed that one site survey should be undertaken, providing funding was agreed.

**Resolved** to recommend to Policy, Resources and Finance the approval of funding at £250 + VAT.

#### **446. Installation of deer warning sign in Sandford Lane**

The proposal to install a deer warning sign in Sandford Lane was rejected.

#### **447. Community Speed Watch in Sandford Lane**

Councillor Ezzard would be co-ordinator of the scheme and already has seven volunteers. She would invite Maria Attwood from the Community Speed Watch Group to come to the next meeting of the Committee to give them a presentation on what was involved in the scheme. There would then have to be a recommendation to Policy, Resource and Finance regarding the funding for the equipment.

#### **448. Any other items the Chairman deems urgent**

there were no urgent items.

#### **449. 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 20 April 2022.

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