



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 5 October 2022 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers present: N Gray, Town Clerk and RFO

339. Apologies for absence

Apologies for absence were received and accepted from Cllr Z Gover (Vice Chairman) for personal reasons.

340. Declarations of interest

There were no declarations of interest.

341. Public participation time

There was 1 member of the public present.

342. Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 24 August 2022 were approved and signed by the Chairman.

343. Matters arising from the minutes of the previous meeting

There were no matters arising from the minutes of the previous meeting.

344. 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/2022/04563

Location: Elmstead, Sandford Rd, Wareham BH20 4DH
Proposal: Change of use of the building to a detached bungalow

Decision: NO OBJECTION

Application Number: P/HOU/2022/04277

Location: 8 Tinkers Lane, Wareham BH20 4QR
Proposal: Single storey rear extension, convert garage to habitable accommodation, replace garage door with new front door. Install an Electric Vehicle charging point

Decision: NO OBJECTION

Application Number: P/HOU/2022/05390

Location: 104 Wessex Oval, Wareham BH20 4BS

Proposal: Rear ground floor extension, loft conversion within the existing roof space and a new rear dormer

Decision: **NO OBJECTION**

Application Number: P/CLP/2022/05386 - FOR INFORMATION ONLY

Location: 31 Church St, Wareham BH20 4NF

Proposal: Digging of trench to contain foundations of north wall to proposed extension as Householder Planning Permission P/HOU/2021/02599 & Listed Building Consent P/LBC/2021/02600

Application Number: P/LBC/2022/05541

Location: 5 Church St, Wareham BH20 4NE

Proposal: Internal alterations to knock-through the existing fireplaces in the lounge and dining room to install a new double-sided stove

Decision: **NO OBJECTION**

Application Number: P/LBC/2022/04925

Location: Grange Gallery 12 South Street Wareham BH20 4LT

Proposal: East Elevation - Repairs to roof, chimney, dormer window and all window and guttering. Non-illuminated swing sign. Repaint shop front and brickwork. Change of use to mixed use.
North Elevation - Repaint brickwork, repair all windows, guttering/downpipes. Non-illuminated swing sign. Change of use mixed use.
Internal ground floor - Remove and restore flagstone floor and remove blocked up hall doorway.
Garage/Workshop - Change of use to shop

Decision: **NO OBJECTION**

Application Number: P/FUL/2022/04924

Location: Grange Gallery 12 South Street Wareham BH20 4LT

Proposal: East Elevation – Repairs to roof, chimney, dormer windows including all other windows and repaint, replace guttering. Repaint shop front and brickwork. Change of use of shop to mixed use of shop and creative workshops. North Elevation – Repaint brickwork, repair all windows and repaint, replace guttering/downpipes. Change of use of shop to mixed use of shop/workshop. Internal ground floor – Remove concrete and restore flagstone floor and remove blocked up hall doorway. Garage/Workshop – Change of use from garage and workshop to workshop

Decision: **NO OBJECTION** – Committee noted the difference in the change of use description between this application and the Listed Building application which they believe to be an error.

Application Number: 6/2021/0342 – previous application in June 2022 was objected to by Wareham Town Council

Location: Swineham Farm Bestwall Road Wareham BH20 4JD
Proposal: Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities.

Decision: **Objection.** The Committee reiterates its previous objection from 25 August 2021 and 22 June 2022 and remains concerned at the intensification and commercialisation of the area which is counter to the planning designations afforded to the area. It is noted that the planning application form states that the application site is not within an area at risk of flooding when the environment agency flood risk map clearly shows it is.

345. Planning Decisions

The Planning decisions report was noted.

346. Retrospective decisions from the agenda for 14 September 2022

Members discussed two applications which had been decided by committee via email in light of the late Queen’s passing preventing meetings from progressing.

Application Number: P/FUL/2022/04563

Location: Elmstead, Sandford Rd, Wareham BH20 4DH
Proposal: Change of use of the building to a detached bungalow

Committee decision by email: No Objections

Savers Premises Licence application - To discuss the application made by Savers, North St, for an Off-Licence for alcohol.

Committee decision by email: No Objections, but request to ensure selling of alcohol hours fell in line with other retail outlets. Response from licensing was the latest they will go to is 18:30 except during the dates of 14th November to 24th December where they will open till 20:00 Monday to Saturday.

It was **RESOLVED** to ratify and agree the decisions made by email in respect of the two applications.

347. Rights of Way survey

Members considered the communication from Swanage Council in respect of their recent rights of way survey. Cllr Budd had printed copies of maps showing the rights of way and footpaths in Wareham, noting there were some not showing on the Dorset Explorer site. Members discussed the pros and cons to Wareham of carrying out such an exercise and the Clerk suggested she contact Swanage to see how much work and what evidence had been required to complete the exercise.

It was **RESOLVED** that the Clerk contact the Swanage Town Clerk to gather information as to how much work was involved and what evidence is required to register the rights of way that may be found.

348. Any other items the Chairman deems urgent

The Clerk provided the Committee with feedback from the Planning session by Dorset Council which she had attended at Wimborne the previous day. The most notable items were:

- The timetable for the Dorset Local Plan had moved to a likely adoption in 2026 following consultation in 2025.
- The timetable for the Purbeck Local Plan had moved to a likely adoption in 2024 following consultation in 2023.
- The Dorset Local Plan would supersede the Purbeck Local Plan once it had been adopted.
- Both plans were delayed due to a need for additional nutrient information in respect of nitrates and phosphates impacting the rivers flowing into Poole Harbour.
- There was a refresh of the Climate and Ecological Emergency Strategy being carried out.
- There were a number of recruitment issues within the planning teams at Dorset which were not helpful in dealing with the volume of work being seen in the departments.
- There was a new Local Heritage List on the Dorset Website from 1 October 2022 with some specific applications now required to provide sustainability statements.

Cllr Humphries read a communication received by Wareham District Development Trust from a resident in respect of a rough sleeper. The Chairman noted there was also a regular rough sleeper in the town centre.

The Clerk advised members of the “Streetlink” app which anyone may download to their mobile phones, and details of rough sleepers and their locations can be added. The details are immediately forwarded to the rough sleeper team in the locality that they have been identified in and a specialist support worker attends to work with them to find suitable accommodation and other forms of support. The Clerk would contact the gentleman who had identified the rough sleeper to get as many details as possible and will report both rough sleepers through the “Streetlink” app.

Cllr Dean noted the Car Parking Survey had received very little response from Councillors following his sending it out, which was very disappointing. The Chairman agreed it would be on the agenda for the next meeting.

Members discussed the parking issues in Cow Lane.

349. 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 26 October 2022.**

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