



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 26 August 2020 via Zoom at 7.00pm.

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

Officers present: T Bailey, Committee Clerk

109. Apologies for absence

Apologies were received from Councillor Z Gover

110. Declarations of interest

There were no declarations of interest.

111. Public participation time

There was 1 member of the public present. The member of the public wished to discuss their planning application 6/2020/0262, further to the prior objection of the application by Wareham Town Council.

On hearing from the member of the public, the Committee were able to review their previous findings and remove their objection.

112. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 15 July 2020 were presented by the Chairman.

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

113. Matters arising from the minutes of the previous meeting

Minute 32: Further to the presentation by the member of public during participation time, the Committee had reviewed its original decision.

Resolved that the prior decision to object to planning application 6/2020/0262 be overturned and that Dorset Council be informed.

114. Wareham Town Council - Delegated Decisions

To note the following Planning Applications and any decisions, as agreed by the Chairman, Vice-Chairman and the Town Clerk, as per the Terms of Reference.

Application No: 6/2020/0328
Applicant Name: Angela & Christopher Gray
Location: 1 Hardy Road, Wareham, BH20 4QB
Development: Raise roof ridge height to create first floor habitable accommodation. Associated alterations and extensions. Erect timber outbuilding (summer house) in rear garden.

Case Officer: Alexandra Dones
Support Officer: Linda Webber

Decision: **No objection**

Application No: 6/2020/0331
Applicant Name: Mr Martin Ford
Location: 2A Mill Lane, Wareham, BH20 4RA
Development: Proposed garage conversion to habitable accommodation
Case Officer: Simon Burditt
Officer: Helen Nolan

Decision: **No objection**

Application No: 6/2019/0542
Applicant Name: Mrs Tess Simon
Location: 23 East Street, Wareham, BH20 4NN
Development: Erect dormer windows to front and rear of property to convert loft to habitable accommodation and erect a lean-to kitchen extension and insert 2 new windows on side elevation.
Case Officer: Ros Drane
Support Officer: Chelsey Golledge

Decision: **No objection**

Resolved that the delegated decisions be noted and accepted.

115. Dorset Council – Delegated Planning Decisions

The following planning application were received from Dorset Council, in its capacity as the local Planning Authority, for Wareham Town Council to consider.

Application No: 6/2020/0311
Applicant Name: Mr Steve Carpenter
Location: 5 Bere Road, Wareham, BH20 4DB
Development: Erect single storey front & rear extensions and erect porch.
Construct driveway.
Case Officer: Cari Wooldridge
Support Officer: Genevieve Duffy

Decision: **No objection**

116. Meeting Adjourned

It was agreed that the meeting be adjourned, due a time restriction on the Zoom software, and reconvened on Thursday 27 August at 7pm.

117. Meeting Reconvened

The meeting of the Planning and Transport Committee was reconvened at 7pm on Thursday 27 August 2020.

118. Dorset Council – Delegated Planning Decisions

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: 6/2020/0345
Applicant Name: Westcroft Construction Ltd
Location: 4 St Michaels Road Wareham BH20 4QU
Development: Demolish existing outbuilding and single storey extension on north elevation. Erect three dwellings.
Case Officer: Alexandra Dones
Support Officer: Linda Webber

Decision: **Objection**

Resolved that this application be objected to, on the following grounds:

1. Over-development

4 dwellings on a site area of 367 sq m equates to 109 dwellings per hectare, significantly higher than the new development at the junction of Cow Lane and Mill Lane.

2. Out of character with the immediate area

Existing development at the junction of Cow Lane with Ropers Lane and St Michaels Road is set back from the front boundaries and does not 'turn the corner' giving an open feel, buildings close to the site boundaries, particularly at the corner fails to maintain this openness and will be detrimental to the character of the area.

3. Private amenity space

The courtyards are only 4 m deep, all less than examples given in the Planning and Heritage Statement for the other proposed and implemented developments in St Michaels Road. Additionally the corner property faces the overbearing gable end wall of the 2–storey detached house resulting in a sub-standard amenity space and living environment.

4. Lack of on-site parking

To support only 2 on-site parking spaces the applicant states that 'parking is often on street', but the homes in the area without parking predate mass car ownership.

The agent states that there are currently only two on-site parking spaces, but I contend the existing site provides three 4.8 x 2.4 m parking spaces, with 2 to the west of the existing garage. The net result is to increase the number of houses by 3 and reduce the number of on-site parking spaces by 1!

The Wareham Neighbourhood Plan Policy H10 – Parking Space requires at least one dedicated parking space per unit provided on-plot and at the rear of or behind the front of the buildings. The most recent nearby development on the corner of Cow Lane and Mill Lane meets this requirement.

On-street parking in the vicinity of the application site is at a premium and issues of obstruction of the highway have been reported to the Council.

Application No: 6/2020/0360
Applicant Name: Mr & Mrs Bugler
Location: 109 Northmoor Way Wareham BH20 4EQ
Development: Erect a single storey front extension
Case Officer: John Hartigan
Support Officer: Linda Webber

Decision: **No objection**

119. The Old Granary Coffee Trailer

Dorset Council Highways Department had agreed to a trial to alter the sitting out licence of The Old Granary at the Quay in Wareham. The Old Granary had requested the replacement of several tables and chairs with a small self-contained 'coffee dispenser', on a temporary basis. The Highways Department had welcomed feedback from the Town Council.

Further to discussion surrounding the unknown length of the trial, it was

Resolved that the Committee would not wish to see this arrangement continue beyond the end of September 2020. It was apparent that the 'coffee dispenser' had been placed directly outside of the main door and not as they had been led to believe, in place of 'several tables and chairs'. In addition, the building is grade II listed and the current arrangement with the 'coffee dispenser' was felt to be detracting from the façade of the building.

120. Tree Preservation Order 508 Northmoor Park

Further to the Tree Preservation Order that was an Agenda item of the Planning and Transport Committee of 15 July. The Town Clerk had undertaken to ascertain the ownership of the land on which the trees in question resided.

Resolved that the ownership of the land be noted as that belonging to Moorish Builders.

121. Parking in Ropers Lane

Correspondence from a resident in Ropers Lane was discussed and led on to a more in-depth discussion about the dangerous and often illegal parking within Wareham. Whilst it was noted that the Town Clerk and Operations Manager had raised the issue at Dorset Council on a number of occasions and were aware of the resourcing issues, the Committee requested that the matter be raised at a meeting of full Council so that a letter could be drafted on behalf of the Town Council to Dorset Council in order that a resolution to the ongoing problem be found.

Resolved that the request be passed to the Town Clerk for inclusion on the Agenda for Full Council.

122. Any other items the Chairman deems urgent

The Chairman raised no urgent items.

123. 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 16 September 2020.

Chairman.....

Date.....