



Town Hall
East Street
Wareham
Dorset
BH20 4NS

14 MARCH 2024

To: All Members of the Planning and Transport Committee

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING AND TRANSPORT COMMITTEE** to be held on **WEDNESDAY 20 MARCH 2024** in the Council Chamber, Town Hall, East Street, Wareham at **7.00pm** for the purpose of transacting the business set out in the agenda below.

All Members of the Public are welcome to attend.

Nicola Gray
Town Clerk

Please contact the Town Council office on 01929 553006 if you need any further information on this Agenda.

Members of the Planning and Transport Committee:

Councillor K Green (Chairman)
Councillor D Budd
Councillor B Dean
Councillor D Robinson

Councillor Z Gover (Vice Chairman)
Councillor D Cleaton
Councillor M Humphries

Please note that Wareham Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any Application. The decisions and comments this Committee make will be fed into the planning process and added to reports by Planning Officers. Dorset Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision-making process have been completed.

A G E N D A

20 MARCH 2024

1. Apologies for absence

To receive, and consider for acceptance, apologies for absence. (LGA1972 s85)

2. Declarations of interest

To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk. (Localism Act 2011 s29-34)

3. Public participation time

An opportunity for members of the public to raise issues of concern or interest, ask a question or make a statement or present a petition or be part of a deputation. Public participation time will be conducted in accordance with the Council's 'Protocol for Public Participation Time' which is limited to 15 minutes, with no individual speaker exceeding a maximum of three minutes each. (LGA1972 s100)

4. Confirmation of minutes of previous meeting held on 28 FEBRUARY 2024

To confirm, as a correct record, the minutes of the previous meeting of the Committee (LGA1972 sch12).

5. Matters arising from the minutes of the last meeting held on 28 FEBRUARY 2024

To consider any matters arising from the previous minutes of the Committee.

6. Planning Applications

Dorset Council is the local Planning Authority and consults Wareham Town Council on planning applications received for Wareham Town. To consider the following planning applications received:

Application Number: P/HOU/2024/01103
Location: 108 Wessex Oval Wareham BH20 4BS
Proposal: Proposed conversion of existing garage to form annexe ancillary to main house

Decision required by: 22 March 2024

Application Number: P/HOU/2024/01013
Location: 39 Worgret Road Wareham BH20 4PH
Proposal: Two storey side extension

Decision required by: 25 March 2024

Application Number: P/LBC/2024/00978
Location: 9 Manor House South Street Wareham BH20 4LR
Proposal: Install gas central heating, secondary glazing, a new bathroom and solar panels to the roof

Decision required by: 28 March 2024

Application No: P/LBC/2024/01334
Location: 32 South Street Wareham BH20 4LU
Proposal: Repair and re-paint the exterior wall (front elevation only), windows & doors (front & rear).

Decision required by: 3 April 2024

Application Number: P/TRT/2024/00746
Location: 9 Norden Drive Wareham Dorset BH20 4SF
Proposal: T1 English Oak:
Fell. Replant with another English Oak.
T2 English Oak:
Remove large lateral limb over adjacent field.
Reduce the remaining crown by 1.5m.
T3 English Oak:
Crown reduction by 1.5-2m

Decision required by: FOR INFORMATION PURPOSES ONLY

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Traffic damage to housing in West Street

To consider the request from the member of the public.

9. Retrospective approval of comments submitted by email for application P/ADV/2023/07067

To approve the agreed comment which by majority vote submitted by email was NO OBJECTION.

10. Any other items the Chairman deems urgent

For report, information or for the agenda at the next meeting of the Planning and Transport Committee. Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119).

11. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 17 APRIL 2024 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 28 February 2024 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers present: N Gray, Town Clerk and RFO

P&T 095/24 Apologies for absence

Apologies for absence were received and accepted from Cllr Z Gover.

P&T 096/24 Declarations of interest

There were no declarations of interest.

P&T 097/24 Public participation time

There was one member of the public present who spoke regarding the poor road markings and road signs within Wareham, and the recent street lighting change. The Chairman advised the Clerk would respond to his queries outside of the meeting.

P&T 098/24 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 7 February 2024 were approved and would be signed by the Chairman following the meeting.

P&T 099/24 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 100/24 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/ADV/2023/007067
Location: 25 North Street Wareham BH20 4AD
Proposal: Erect Illuminated Signage to Existing Shop

Decision: Request an extension for further consideration – The Committee felt the matter required much greater and in-depth consideration following discussions which took place in the meeting, and would ask that an extension of time be given to allow members to return with their findings at the next meeting on 20 March 2024, which would enable a more informed decision and response to be made.

Application Number: P/TRT/2024/00632
Location: 9 Norden Drive Wareham BH20 4SF
Proposal: T1 Oak: Fell to ground level. Replant with 1x English Oak - 1.8-2.0m within the boundary of the same property.

T2 Oak: Removal of weight loaded secondary leader sweeping to NE over field. Sever to approximately 1m above ground level.
T3 Oak: Remove 1st primary branch sweeping to NE.

Decision: **For Information Purposes Only – however, application was withdrawn prior to the meeting.**

Application Number: P/LBC/2024/00245
Location: 9 Manor House South Street Wareham BH20 4LR
Proposal: Remove existing broken roof light and replace

Decision: **COMMENT – although there is no objection to the application, the Committee would like to request investigation into the missing wrought iron gates, which form part of the listing of the building.**

P&T 101/24 Planning Decisions

The planning decisions report was noted.

P&T 102/24 Heavy Traffic in Ropers Lane

The Clerk confirmed the item was for consideration as to whether the Committee would support the resident with their request to Dorset Council.

Members considered a number of options, but noted there was already a 7.5 tonne weight restriction in the area, and a proposal to make it a one-way traffic flow would likely increase traffic speed as there would be nothing approaching to slow traffic down. It was recognised that the Committee did not have enough technical highway knowledge for addressing this matter.

It was **RESOLVED** that, although the Committee sympathised with the resident, there was no solution evident to the Committee, and Dorset Council should be approached for advice on the matter.

P&T 103/24 Any other items the Chairman deems urgent

Cllr Budd noted the return of the sparkly fascia to 5 West Street despite the enforcement action which had recently taken place to remove it. The Clerk noted she would make enquiries with Planning Enforcement again and report back to the next meeting.

P&T 104/24 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 March 2024.

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

<u>Application Number</u>	<u>Location</u>	<u>Proposal</u>	<u>WTC Decision</u>	<u>ITEM 7</u> <u>DC Decision</u>
P/FUL/2021/03967	28 Tarrant Drive	Development of existing house into two semi-detached houses	No objection	Awaiting sign off
P/FUL/2022/01319	Land to the rear of 12 West St BH20 4JX	Removal of existing shed and carport, construction of 2 bed dwelling with associated parking and garden	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 etc	Under officer consideration
P/LBC/2022/01509	Land to the rear of 12 West St BH20 4JX	Removal of existing shed and carport, construction of 2 bed dwelling with associated parking and garden	As above	Under officer consideration
P/OUT/2022/01345	1 Westminster Rd BH20 4SR	Demolish the existing industrial unit at 1 Westminster Road, and apply for change of use to residential	No objection	Under officer consideration
P/FUL/2022/01906	Former Gas Depot, North St, BH20 4AH	Change of use of no. 68 North Street to form a 1 x dwelling and erection of 8 x dwellings to rear served from existing vehicular means of access; associated car parking and landscaping; construction of brick wall enclosure to gas governor compound on North Street frontage	No objection, as in line with H7 of Wareham Neighbourhood Plan	Under officer consideration
6/2021/0150	95 North St, BH20 4AH	Change of use of no. 68 North Street to form a 1 x dwelling and erection of 8 x dwellings to rear served from existing vehicular means of access; associated car parking and landscaping; construction of brick wall enclosure to gas governor compound on North Street frontage	Subject to the planning application being in accordance with Policy H7 of the Wareham Neighbourhood Plan (WNP) and subject to planning conditions requiring compliance with good quality design criteria set out in Policy LDP 1 of the WNP and the submission of 1:20 scale drawing of windows (which should be white painted traditionally proportioned sliding sash windows, those at ground level being taller than those on first and second floors), window reveals, doors, door canopies, dormers, brick eaves courses, verges and brickwork details generally; the Town Council has no objection.	Under officer consideration
P/FUL/2022/04563	Elmstead, Sandford Rd, Wareham BH20 4DH	Change of use of the building to a detached bungalow	No objection	Awaiting sign off

P/HOU/2023/06781	11A Bestwall Road Wareham BH20 4HY	Proposed Single Storey Front and Two Storey Rear Extension with Rooms in a New Roof	<p>The existing bungalow built circa 1970 has always been at odds with the general character of the street due to its restrictive site width. The Council considers the proposal to increase the floor area from 59.3 m2 to 164.5 m2, an increase of 105.2 m2 or 177% and to increase the ridge height to provide first floor accommodation within two large dormers to be over development of the site and out of keeping with the street scene, the neighbouring properties being single storey bungalows.</p> <p>The Council considered the proposal, and it does not represent good design and is contrary to paragraphs 124, 127 (a), (b) & (c) and 130 of the National Planning Policy Framework and Policy D: Design, first three bullet points of the Purbeck Local Plan Part 1.</p> <p>Additionally due to the buildings closeness to the side boundaries the significant increase in height and bulk will result in additional loss of light and overshadowing of the adjacent bungalows contrary to the advice given in paragraph 12D, 38 and 39 of the Purbeck District Design Guide.</p> <p>Further, the proposed very large balcony will provide a 180-degree view of the neighbouring properties. This is due to the low height of the projecting walls that support the east and west mono pitched roofs. This will result in a loss of privacy to the adjoining properties, due to overlooking, contrary to paragraph 43 of the Purbeck District Design Guide.</p>	Under officer consideration
P/LBC/2023/07157	Red Lion Hotel North Street Wareham BH20 4AB	Rehabilitation of building, including internal and external alterations and provision of three new dwellings	No objection	Under officer consideration
P/FUL/2023/07156	Red Lion Hotel North Street Wareham BH20 4AB	Rehabilitation of building, including internal and external alterations and provision of three new dwellings	No objection	Under officer consideration
P/HOU/2024/00074	18 Ropers Lane Wareham BH20 4QT	Erect a single storey 'infill' type extension	No objection	Under officer consideration

Item 8

Dear

I am writing to you as the Dorset Council website suggests contacting the Town Council to 'suggest highway improvements'.

I live on the junction of West Street and New Street at 40 West Street in Wareham and the corner of our house has been hit on several occasions by careless drivers turning the corner either right from West Street into New Street or left from New Street into West Street. The most recent incident caused significant damage requiring an expensive repair and I have no recourse as the driver did not stop. I have scaffolding up at the moment for roof repairs which offers some temporary respite but a driver even managed to hit the scaffolding recently which illustrates what we are up against! The workers using the scaffolding also said they were alarmed by the speed and proximity of traffic in both streets which made them feel quite unsafe.

I do not have any specific suggestions so much as a question which I hope you might be able to answer, namely, what are the options available to protect the corner wall? My builder advised against fitting something (eg metal plate or rubber bumper) directly to the wall as, if hit, it could do more damage by dragging off more render than would otherwise be the case from a direct impact. This suggests some kind of bollard/barrier just beyond the corner wall might be necessary but that would be on the pavement/highway so not within my gift to construct.

I notice a similarly narrow street nearby (St Michaels Rd) which also joins West St has a bollard on the corner, presumably to address the same problem (see picture attached). Although the pavement is wider there, it occurred to me that (perhaps a smaller and more subtle version of) such a structure might provide the necessary protection on the corner of New Street/West Street, reduce the speed of traffic and still be in keeping with the Conservation Area?

I would be willing to contribute to costs (within reason) if such a thing were possible but would note there would be some wider public benefit if it were to slow traffic on either or both streets - people really do drive excessively fast in this area.

I do also wonder what else can be done to slow traffic speeds on West Street generally as speed is probably a contributory factor to my problem, as well as having wider safety, noise and other implications. Could improved enforcement or a lower speed limit be considered?

I have even considered installing cctv myself but I don't think I could mount it at an angle which would both catch someone hitting my building and capture their number plate! Anyway, I am guessing you have had similar questions in the past about corner wall protection and am hoping you can advise me on the options, and/or pass this message on to any relevant authorities.

The scaffolding is about to come down, leaving the wall exposed, so I would be grateful for your prompt consideration of my request. I am cc'ing Cllr Ezzard with whom I have corresponded in the past in case there is anything Dorset Council can recommend.

Yours sincerely