



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

25 April 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 1 MAY 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.



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 20 MARCH 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 20 MARCH 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/2024/01634
Location: 2A Wyatts Lane Wareham BH20 4NH
Proposal: Convert existing carport into a garage – Permitted Rights exist

Decision required by: 9 May 2024

Application Number: P/HOU/2024/02150
Location: 23 West Walls Wareham BH20 4QH
Proposal: Replacement front door

Decision required by: 14 May 2024

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. 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).

9. Date of next meeting

To note the date of the next meeting, which is scheduled for **TBC**.



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 20 March 2024 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers present: G Pettifer, Deputy Clerk

P&T 105/24 Apologies for absence

Apologies for absence were received and accepted from Cllr D Cleaton.

P&T 106/24 Declarations of interest

There were no declarations of interest.

P&T 107/24 Public participation time

There was one member of the public present who spoke regarding traffic damage to housing in West Street.

P&T 108/24 Traffic Damage to Housing in West Street

Item 8 on the Agenda was brought forward by the Chairman for consideration.

It was **RESOLVED** that the Clerk write to Highways Department, Dorset Council, to invite their suggestions for a solution to this matter, but with consideration of a traffic bollard being placed on the pavement to provide some protection.

P&T 109/24 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 28 February 2024 were approved and would be signed by the Chairman following the meeting.

P&T 110/24 Matters arising from the minutes of the previous meeting

Cllr Budd reported that the sparkly fascia for 5 West Street had been removed.

Cllr Dean reported that the iron gates on the Manor House had been replaced and appeared to have been renovated prior to re-painting.

P&T 110/24 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/HOU/2024/01103
Location: 108 Wessex Oval Wareham BH20 4BS
Proposal: Proposed conversion of existing garage to form annexe ancillary to main house

Decision: **OBJECTION – The conversion represents a separate dwelling within the curtilage of an existing property that allows all amenities to be used and signifies backland development, which should be resisted.**

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

Decision: **OBJECTION – The two-storey flat roofed extension is out of character with the grain of development along Worgret Road, where extensions have been pitched roofed and mainly single storey. The property has previously been extended to the east with a single storey extension, with a low-pitched roof that failed to enhance the appearance of the original 1950's property. The proposed new extension will result in a built development right across the whole site frontage abutting the western boundary with approximately 2.5 metres of No. 41 the adjacent bungalow. This raises issues of overshadowing and being overbearing due to the proximity, height, and mass of the proposed side extension. The first floor of the extension is annotated as office/store. An office use within a dwelling house should be limited to working online by the house owner with no employed staff or business callers to protect the amenity of the surrounding neighbours. The Council considers the proposal 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. 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 bungalow contrary to the advice given in paragraph 12D, 38 and 39 of the Purbeck District Design Guide.**

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: NO OBJECTION

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: NO OBJECTION

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: FOR INFORMATION PURPOSES ONLY

P&T 111/24 Planning Decisions

The planning decisions report was noted.

P&T 112/24 Retrospective approval of comments submitted by email for application P/ADV/2023/07067

It was **RESOLVED** to retrospectively approve the comments submitted by email for application P/ADV/2023/07067.

P&T 103/23 Any other items the Chairman deems urgent

There were no items deemed urgent.

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 17 April 2024.

Chairman.....

Date.....

				ITEM 7
<u>Application Number</u>	<u>Location</u>	<u>Proposal</u>	<u>WTC Decision</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	Application Approved
P/ADV/2024/00323	1A South Street Wareham BH20 4LR	Replace statutory signage with new including Replace 1no. Projecting signage with new 500mm. Retain existing brackets. Existing Projecting sign brackets to be painted in blue to match new fascia. Replace 3no. Fascia and 1no. Logo with 3no. New blue fascia & 1no. New 185mm logo height. Logo size reduced to comply with safe zone. Omit 1no. logo.	No objection	Application Approved
P/LBC/2024/00339	1A South Street Wareham BH20 4LR	Replace 1no. Projecting signage with new 500mm. Retain existing brackets. Existing Projecting sign brackets to be painted in blue to match new fascia. Replace 3no. Fascia and 1no. Logo with 3no. New blue fascia & 1no. New 185mm logo height. Logo size reduced to comply with safe zone. Omit 1no. logo. Replace statutory signage with new. Internal Blind removal to be investigated	No objection	Application Approved
P/LBC/2024/00208	49A North Street Wareham BH20 4AD	Replace 2 number sash windows in flat	No objection	Application Refused
P/ADV/2023/07067	25 North Street Wareham BH20 4AD	Erect Illuminated signage to existing shop	Committee response to be submitted by 18 March 2024	Application Approved
P/LBC/2024/00245	9 Manor House South Street Wareham BH20 4LR	Remove existing broken roof light and replace	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.	Awaiting sign off
P/HOU/2024/01103	108 Wessex Oval Wareham BH20 4BS	Proposed conversion of existing garage to form annexe ancillary to main house	OBJECTION – The conversion represents a separate dwelling within the curtilage of an existing property that allows all amenities to be used and signifies backland development, which should be resisted.	Out to consultation

P/HOU/2024/01013	39 Worgret Road Wareham BH20 4PH	Two storey side extension	<p>OBJECTION – The two-storey flat roofed extension is out of character with the grain of development along Worgret Road, where extensions have been pitched roofed and mainly single storey. The property has previously been extended to the east with a single storey extension, with a low-pitched roof that failed to enhance the appearance of the original 1950's property.</p> <p>The proposed new extension will result in a built development right across the whole site frontage abutting the western boundary with approximately 2.5 metres of No. 41 the adjacent bungalow. This raises issues of overshadowing and being overbearing due to the proximity, height, and mass of the proposed side extension. The first floor of the extension is annotated as office/store. An office use within a dwelling house should be limited to working online by the house owner with no employed staff or business callers to protect the amenity of the surrounding neighbours.</p> <p>The Council considers the proposal 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 bungalow contrary to the advice given in paragraph 12D, 38 and 39 of the Purbeck District Design Guide.</p>	Out to consultation
P/LBC/2024/00978	9 Manor House South Street Wareham BH20 4LR	Install gas central heating, secondary glazing, a new bathroom and solar panels to the roof	NO OBJECTION	Out to consultation
P/LBC/2024/01334	32 South Street Wareham BH20 4LU	Repair and re-paint the exterior wall (front elevation only), windows & doors (front & rear).	NO OBJECTION	Out to consultation