



Town Hall
East Street
Wareham
Dorset
BH20 4NS

8 July 2020

To: All Members of the Planning and Transport Committee

NOTICE IS HEREBY GIVEN that a meeting of the **PLANNING AND TRANSPORT COMMITTEE** will be held on **WEDNESDAY 15 July 2020** via Zoom at **7.00pm** for the purpose of transacting the business set out in the Agenda below.

Public Participation

Due to the current government coronavirus response, the Town Council will be meeting online. Members of the public are encouraged to submit their questions or comments under 'Public Participation' in advance of the meeting to the Clerk and these will be made available to all Councillors. Members of the public may also link in to observe the meeting using the details below:

The Zoom meeting ID is: 863 5526 8392

Or click here: <https://us02web.zoom.us/j/86355268392>

Vanessa Ricketts
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 D Budd
Councillor D Cleaton
Councillor B Dean
Councillor Z Gover
Councillor K Green
Councillor M Humphries
Councillor R Schofield

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 makes 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.



**PLANNING AND TRANSPORT
COMMITTEE MEETING
AGENDA**

15 JULY 2020

1. Election of Chairman

To elect by resolution the Committee Chairman for the 2020/2021 municipal year.

2. Election of Vice-Chairman

To elect by resolution the Committee Vice-Chairman for the 2020/2021 municipal year.

3. Apologies for absence

To approve by resolution to accept any apologies for absence submitted by members and to note the reasons given.

4. Declarations of interest

To note any declarations of interest (including pecuniary interest) made by Members in respect of items on this agenda and to deal with any requests for dispensations

5. Public participation time

Members of the public have been encouraged to submit their questions or comments under 'Public Participation' in advance of the meeting to the Clerk and these have been made available to all Councillors. The response to these questions or comments will be addressed at this point.

6. Confirmation of the minutes of the previous meeting

To confirm the minutes of the previous meeting held on 11 March 2020.

7. Matters arising from the minutes of the previous Planning and Transport meeting

To consider any matters arising from the minutes of the meeting held on Wednesday 11 March 2020.

8. Delegated Decisions

To note the following Planning Applications discussed by the Chairman and the Town Clerk as per Terms of Reference and any decisions made under Delegated Powers.

9. 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:

9.1 Dorset Council - Delegated Planning Applications

Application No: 6/2020/0262
Applicant Name: Mrs N Brichard
Location: 39 Stowell Crescent, Wareham, BH20 4PT
Development: Replace existing extension with new extension with balcony over.
Case Officer: John Hartigan
Support Officer: Linda Webber

Decision/comments due by 22 July 2020

Application No: 6/2020/0280
Applicant Name: Alan Davies
Location: 2 North Bestwall Road, Wareham, BH20 4HX
Development: Erect a porch
Case Officer: Alexandra Dones
Support Officer: Linda Webber

Decision/comments due by 21 July 2020

10. Tree Preservation Order TPO 508 - Northmoor Park

To note and make comment, if any, on the above TPO

11. Any other items the Chairman deems urgent

For report, information or for the agenda at the next meeting of the Planning and Transport Committee only.

12. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 5 August 2020 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 11 March 2020 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

ITEM 6

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

Officers present: V Ricketts, Town Clerk

107. Apologies for absence

Apologies for absence were received from Councillors D Cleaton and Z Gover.

108. Declarations of interest

There were no declarations of interest.

109. Public participation time

There were no members of the public present.

110. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 19 February 2020 were presented by the Chairman.

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

111. Matters arising from the minutes of the previous meeting

Minute 104: Members noted that the questions regarding Highways issues, to be put to Paul Sutton at the Annual Town Meeting on 2 April 2020, had been received from Councillor Schofield.

A Member requested that the decision notices from Dorset Council be sent to all Members.

112. Delegated Decisions

Members noted the following Planning Applications discussed by the Chairman and the Town Clerk as per Terms of Reference:

6/2020/0073

Location: 34 Cow Lane, Wareham, BH20 4RE

Proposal: Replacement of existing rendering with a lime wash render

Applicant: Mr Robert Apperley **Case Officer:** Simon Burditt

No objection.

113. Delegated Planning Applications

6/2020/0034

Location: 18 Great Ovens Drive, Wareham BH20 4ER

Proposal: Demolish garage, erect two storey side extension, single storey front extension and single storey rear extension with balcony above. Dropped kerb and hardstanding.

Applicant: Mr & Mrs Dunkerley **Case Officer:** Cari Wooldridge

No objection – subject to adequate screening of the balcony to the next-door garden

ITEM 6

6/2020/0079 and 6/2020/0080 (listed Building)

Location: 22 West St, Wareham BH20 4JX

Proposal: Demolish & replace existing garage within garden wall

Applicant: Mr & Mrs Soulsby

Case Officer: Simon Burditt

No objection

114. Tree Work Applications

TWA/2020/0013

Location: 34 East St, Wareham BH20 4NR

Proposal: (T1) Eucalyptus – reduce by 2-2.5m – Wareham Conservation Area

115. Any other items the Chairman deems urgent

There were no matters of urgency.

116. 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 1 April 2020.**

Chairman.....

Date.....

**WAREHAM TOWN COUNCIL
DELEGATED PLANNING DECISIONS**

ITEM 8

Date	Issue	Decision	Authorised By
30/04/2020	6/2020/0129 Applicant Name: Gary Hughes Location: Fleur De Lis, Pound Lane, Wareham, BH20 4FN Development: Replace 70 existing timber framed windows to UPVC traditional sash windows and the installation of 2x Conservation roof lights on the front elevation. Case Officer: Cari Wooldridge Support Officer: Genevieve Duffy	No objection	VR/KG/RS
22/04/2020	6/2020/0130 Applicant Name: Mr Micah Faure Location: Tops Day Nursery Group Ltd, 1 Carey Road, Wareham, BH20 4AX Development: Erection of new classroom and alterations to external play area and erection of new fence Case Officer: Peter Walters Support Officer: Chelsey Golledge	No objection	VR/KG/RS
24/03/2020	6/2020/0138 Applicant Name: Mr Matthew Jones Location: Brewery House 14 Pound Lane Wareham BH20 4LH Development: Erect a timber garden shed in the rear garden; replace existing steel posts and chain railing to front of property with oak posts and chain railing; Erect trellis in the rear garden. Case Officer: John Hartigan Support Officer: Linda Webber	No objection	VR/KG/RS
24/03/2020	6/2020/0139 Applicant Name: Mr Matthew Jones Location: Brewery House 14 Pound Lane Wareham BH20 4LH Development: Erect a timber garden shed in the rear garden; replace existing steel posts and chain railing to front of property with oak posts and chain railing; Erect trellis in the rear garden. Case Officer: John Hartigan Support Officer: Linda Webber	No objection	VR/KG/RS
24/03/2020	6/2020/0140 Applicant Name: Mr & Mrs C Hodges Location: 43 Stowell Crescent Wareham BH20 4PU Development: Non Material amendment to condition 2 of PP 6/2019/0535 (Erect a replacement dwelling) to; 1. Amend the garage to a large single and provide an internal stair to a home office above. 2. Previous second garage door replaced with personnel door with side screen, giving access to the stair leading to home office. 3. 2no. rooflights added to east elevation (serving home office above garage). 4. Rendered chimney substituted with twin wall metal flue. 5. Reduce extent of render - principally lower storey of front/north elevation of house and east/west elevation of garage. Case Officer: Alexandra Dones	No objection	VR/KG/RS

	Support Officer: Linda Webber		
23/04/2020	6/2020/0163 Applicant Name: Crazy Cow Properties Location: 1 Westminster Road Wareham BH20 4SR Development: Outline application to demolish existing industrial unit and erect 12 semi-detached residential dwellings (use class C3) with associated access and parking. Case Officer: Alexandra Dones Support Officer: Linda Webber	No objection	VR/KG/P&T Committee
28/04/2020	6/2020/0191 Applicant Name: Ms K Burden Location: 18A East Street, Wareham BH20 4NP Development: Balcony and external staircase to rear Case Officer: Cari Wooldridge Support Officer: Genevieve Duffy	No objection, with a condition of adequate screening from the balcony to protect the privacy of neighbours.	VR/KG/RS
12/05/2020	6/2020/0183/4 Applicant Name: NewCity Property Partners Location: 3 North Street, Wareham, BH20 4LB Development: Install a new shopfront Case Officer: Simon Burditt Support Officer: Helen Nolan	No objection	VR/KG/RS
12/05/2020	6/2020/0187 Applicant Name: Mr Gavin Harris Location: 35 Sherford Close Wareham BH20 4JL Development: Extend garden wall to side of property Case Officer: John Hartigan Support Officer: Linda Webber	No objection but suggest planting of shrubs to soften the visual impact	VR/KG/RS
12/05/2020	6/2020/0189 Applicant Name: Mr & Mrs Mills Location: Lytchett House North Walls Wareham BH20 4QN Development: Remove garage and erect an extension. Widen existing drive Case Officer: John Hartigan Support Officer: Linda Webber	Objection The development would be outside of the building line, is of materials considered to be of inappropriate choice, would reduce the available parking and would neither maintain nor enhance the conservation area. Accordingly the application is considered to be contrary to NPPF paras 127,130 and 192.	VR/KG/RS
08/06/2020	6/2020/0223 Applicant Name: Ms Janet Strange Location: The Black Bear, Black Bear Hotel, 14 South Street, Wareham, BH20 4LT Development: Alter room layouts of first floor hallway, bedrooms 8-13, and ground floor storage room. Strip out and refit ensuites to Bedrooms 8-13. Reinstate cottage as separate unit, by closing corridor from main hotel. Replace windows with new hardwood sash windows. Strip out blockwork wall and erect new blockwork wall to create ground floor bike store, utility/storage room, and lobby. Case Officer: Ros Drane Support Officer: Helen Nolan	No objection	VR/KG

08/06/2020	6/2020/0212 Applicant Name: Mr Barry Ashdown Location: 38 Sandford Road, Wareham, BH20 4DH Development: Replace existing rear boundary fence with new 2.5m fence Case Officer: Simon Burditt Support Officer: Helen Nolan	No objection	VR/KG
26/06/2020	6/2020/0234 Applicant Name: Mr Tony Frankland Location: 1 Bonnets Lane, Wareham BH20 4HA Development: Remove existing roof tiles, add new battens and breathable membrane Case Officer: John Hartigan Support Officer: Linda Webber	No objection	VR/KG/RS
26/06/2020	6/2020/0239 Applicant Name: Cawdor Construction Developments Limited Location: 12 to 16 Bere Road, Wareham BH20 4DD Development: Demolish existing garage, form access and erect 3 dwellings Case Officer: Cari Wooldridge Support Officer: Genevieve Duffy	Objection: The Council objected to the previous application for two 2 Bed and two 3 Bed bungalows as it was considered to be out of character with the area and overdevelopment of a back-land site, of poor design, with units being in close proximity to each other, therefore, being contrary to paragraphs 124, 127 and 130 of the NPPF and Policy D of the Local Plan. The Council considers this new application to be similarly contrary to planning policy on the same grounds; in addition the proposed development, having reduced the number of 2 Bed accommodation and including a 4 Bed, does not meet the local housing need as stated in the emerging Wareham Neighbourhood Plan where it states that the priority should be for 1,2 and 3 Bed properties, and similarly the emerging Local Plan.	VR/KG/RS



Planning and Community Services
Westport House, Worgret Road, Wareham,
BH20 4PP
☎ 01929 556561
✉ planningteame@dorsetcouncil.gov.uk
🌐 www.dorsetcouncil.gov.uk/planning

Mrs V Ricketts
Wareham Town Council
Town Hall
Wareham
BH20 4NS

Date: 22 June 2020
Ref: TPO 508
Support Officer: Jenny Key
☎ 01929 557344
✉ treeteame@dorsetcouncil.gov.uk

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Dear Mrs Ricketts,

**Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation)(England) Regulations 2012
Dorset Council (Northmoor Park, Wareham) Tree Preservation Order 2020**

I enclose formal Notice of the making of the above Tree Preservation Order, together with a copy of the Order. The Order has been served on you either because you own the land, have interest in the land, or have a common boundary with the land on which the trees are located.

The trees that this Order protects contribute significantly to the quality and character of the local area. This Order has been made as a precautionary measure in the public interest to achieve a measure of control over the management of these trees.

The Order takes effect on 22 June 2020 initially for a period of six months. During this time the Council will decide whether the Order should be given permanent status.

As you will see from the Notice, you have until 14 September 2020 to make any objections or comments about the Order.

Please keep this documentation in a safe place for your information and ensure that all parties who have an interest in your property are informed of this Order.

Further information about tree preservation orders can be found at:
<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>

Yours sincerely

Graham Cox
Trees Team Leader

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Town and Country Planning Act 1990

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Tree Preservation Order:

Dorset Council (Northmoor Park, Wareham) Tree Preservation Order 2020

THIS IS A FORMAL NOTICE to let you know that on 22 June 2020 Dorset Council made the above Tree Preservation Order. A copy of the Order is enclosed.

In simple terms, no one is allowed to cut down, top or lop any of the trees described in the Schedule of the Order and shown on the map without the Council's permission.

Further information about Tree Preservation Orders can be found at:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>

The Council has made the Order because the trees contribute significantly to the quality and character of the local area.

The Order came into force, on a provisional basis, on 22 June 2020. It will remain in force on this basis initially for a further six months, during this time the Council will decide whether the Order should be given permanent status.

People affected by the Order have a right to object or make comments on any of the trees or woodlands covered before the Council decides whether the Order should be made permanent.

If you would like to make any objections or comments please make sure the Council receives them in writing by 14 September 2020. Your comments must meet the requirements of Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (a copy is shown overleaf). Please send your comments to Tree Officer at Dorset Council, Westport House, Worgret Road, Wareham, Dorset BH20 4PP. The Council will carefully consider all objections and comments before deciding whether to make the Order permanent.

The Council will write to you again when a decision has been made. In the meantime, if you would like any more information or have any questions about this letter, please contact the tree team at Dorset Council, Westport House, Worgret Road, Wareham, BH20 4PP, or on telephone number 01929 557344, or by email at treeteam@dorsetcouncil.gov.uk.

Signed:

Dated: 22 June 2020


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Alison Turnock, Service Manager for Conservation
On behalf of Dorset Council

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and Representations

6(1) Subject to paragraph (2), objections and representations: (a) shall

be made in writing and:-

- (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c)*; or
- (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and (c) in the case of an objection, shall state the reasons for the objection.

6(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

* "5(2)(c) the date, being at least 28 days after the date of the notice, by which any objection or representation must be received by the authority/"

Dated the 22nd June 2020

DORSET COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

**DORSET COUNCIL
(NORTHMOOR PARK, WAREHAM)
TREE PRESERVATION ORDER 2020**

Relating to

**Trees on land at Northmoor Park in Wareham
in the County of Dorset**

(TPO 508)

Town and Country Planning Act 1990 The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Dorset Council (Northmoor Park, Wareham) Tree Preservation Order 2020

The Dorset Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the Dorset Council (Northmoor Park, Wareham) Tree Preservation Order 2020.

Interpretation

2. (1) In this Order “the authority” means the Dorset Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 22nd day of June 2020

Signed on behalf of Dorset Council

Arwen Turner

.....
Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the Dorset Council on the day of

Signed on behalf of the Dorset Council

.....
Authorised by the Council to sign in that behalf

SCHEDULE

Article 3

Specification of trees

Grid Ref: centred on 391909 Easting and 088636 Northing

Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation
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None

Trees specified by reference to an area (within a dotted black line on the map)

Reference on map	Description	Situation
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A1	All trees of whatever species	As detailed on the map within the area marked as A1
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Groups of trees (within a broken black line on the map)

Reference on map	Description	Situation
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None

Woodlands (within a continuous black line on the map)

Reference on map	Description	Situation
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None

