



Town Hall
East Street
Wareham
Dorset
BH20 4NS

12 January 2023

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 18 January 2023** 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 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

18 January 2023

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 7 December 2022

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 7 December 2022

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/NMA/2022/07519
Location: 10 Bestwall Road Wareham BH20 4HZ
Proposal: Non-material amendment to approved P/A
P/HOU/2022/02882 (Erect rear single storey extension with integral single garage plus carport, front roof window and changes to external roof and wall finishes) to reduce the scheme to save costs

Decision required by: N/A – FOR INFORMATION ONLY

Application Number: P/HOU/2022/07440
Location: Flat 2 South Bestwall House 2 Bestwall Road
Wareham Dorset BH20 4HZ

Proposal: Demolish existing single story flat roof kitchen extension and demolish existing conservatory, rebuild new Orangery with Re-in statement of chimneys as passed on previous applications

Decision required by: 22 December 2022 (Ext agreed to 19 January 2023)

Application Number: P/LBC/2022/07441
Location: Flat 2 South Bestwall House 2 Bestwall Road Wareham Dorset BH20 4HZ
Proposal: Demolish existing single story flat roof kitchen extension and demolish existing conservatory, rebuild new Orangery with re-instatement of chimneys as passed on previous applications

Decision required by: 22 December 2022 (Ext agreed to 19 January 2023)

Application Number: P/HOU/2022/07736
Location: 195 Northmoor Way Wareham BH20 4DE
Proposal: Erect proposed single storey rear extension and alterations. New porch to front. New window to side elevation.

Decision required by: 19 January 2023

Application Number: P/TRC/2023/00145
Location: Land adjacent to 1 Wyatts Lane, Wareham, BH20 4NH
Proposal: T1 Ash - Fell to ground level.

Decision required by: N/A – FOR INFORMATION PURPOSES ONLY

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Tree Preservation order

To Consider the Tree Preservation Order Memorandum received from Dorset Council to be made at 18 West Street, Wareham, BH20 4JX.

9. Enforcement Action Information in respect of illuminated signage

To note the response from Dorset Council.

10. Sitting Out Application

To retrospectively confirm the decision made by email consultation.

11. Any other items the Chairman deems urgent

For report, information or for the agenda at the next meeting of the Amenities 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).

12. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 8 February 2023 at 7.00pm**.

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/2022/00333	Methodist Church, North St BH20 4AG	Extensions and alterations to convert former church into seven apartments	Minded to decision of the Proper Officer – Objection. The proposal went against Sections H9, H10, LDP1 and LDP3 of the adopted Wareham Neighbourhood Plan and 24, 27a, 130 of the local development plan. The application did not adhere to section 8 of the NPPF. Pre-planning advice was given before the Wareham Neighbourhood Plan had been adopted and this should now be referred to. There were also concerns about how the Listed arch will be protected.	Under officer consideration
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/LBC/2022/04925	Grange Gallery 12 South Street Wareham BH20 4LT	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.	No objection	Granted
P/FUL/2022/04924	as above		No objection	Granted
6/2021/0342	Swineham Farm Bestwall Road Wareham BH20 4JD	Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities.	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.	Awaiting sign off

P/FUL/2022/04609	Wareham Riverboats, Abbotts Quay, Wareham BH20 4LW	Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth	OBJECTION - Members were concerned about the application's impact on the public slipway. The application indicated, by outline in red, that the whole area including the slipway was in the ownership of the applicant, which is factually incorrect, and a request be made of the Planning Authority to decline the application and an investigation as to the ownership of land above the highwater mark and the public slipway be carried out to establish the public access which must remain in place, and to determine whether the application is factually correct. There is a potential for the public to lose access if this application is granted in its current form.	Awaiting sign off
P/HOU/2022/06300	45 Worgret Rd, Wareham BH20 4PH	Replace wooden gate posts with brick pillars. Widen driveway and replace gates	No objection	Granted
P/VOC/2022/06622	Lady St Mary's, Church Green, Wareham BH20 4ND	Variation of Condition 2 to application P/FUL/2021/03911- Form new surface water drainage to the south of the Church. Variation to permit the works to be undertaken in accordance with the revised drawings, or, alternatively, removal of the condition	No objection	Granted
P/HOU/2022/04599	5 Frome Road Wareham BH20 4QA	Construct front porch and two single storey rear extensions with raised terrace		Under officer consideration
P/HOU/2022/07336	31 Sherford Close Wareham BH20 4JL	Erect rear and side extension in brick to match existing and pitched (hipped) roof		Under officer consideration

MEMORANDUM

TO: Town Clerk - Wareham Town Council

FROM: Carolyn McPhie

DATE: 8 December 2022

New Tree Preservation Order TPO/2022/0101

Dear Sir/Madam

This is to inform you that the provisional Tree Preservation Order (TPO) has been made at **18 West Street, Wareham, BH20 4JX** on **8 December 2022**.

The following is the statement of the Council's reasons for making the Order (as required by **REGULATION 5** of The Town and Country Planning (Tree Preservation) (England) Regulations 2012):

The two trees included in this tree preservation order are well established. Yew trees have the potential to live for many hundreds of years. It is common for them to live a thousand, and more, years. As such they have the capacity to make a valuable, long-term impact to the locality and character of the conservation area in which they stand. Being evergreen they afford softness, interest and relief, all year round, in what is a relatively hard, dense built environment. Although the surrounding development restricts open and full sight of the trees, they may be seen from a number of public viewpoints where their presence makes a positive contribution to the wider public amenities.

Tree Number and description	Situation
T1 - Yew T2 - Yew	As map

As mentioned the order is currently provisional and the Council will have six months, from the date on the order, in which to decide whether the order is to be confirmed or not.

All representations or valid objections regarding the order received within the 28 day notice period will be considered prior to any decision being made.

The authority will take your comments into account when deciding whether or not to confirm the order.

In the absence of any objections the order will be confirmed, with or without

MEMORANDUM

modification, under powers delegated to the Service Manager for Conservation.

Should you have any questions or queries regarding this TPO, please do not hesitate to contact me.

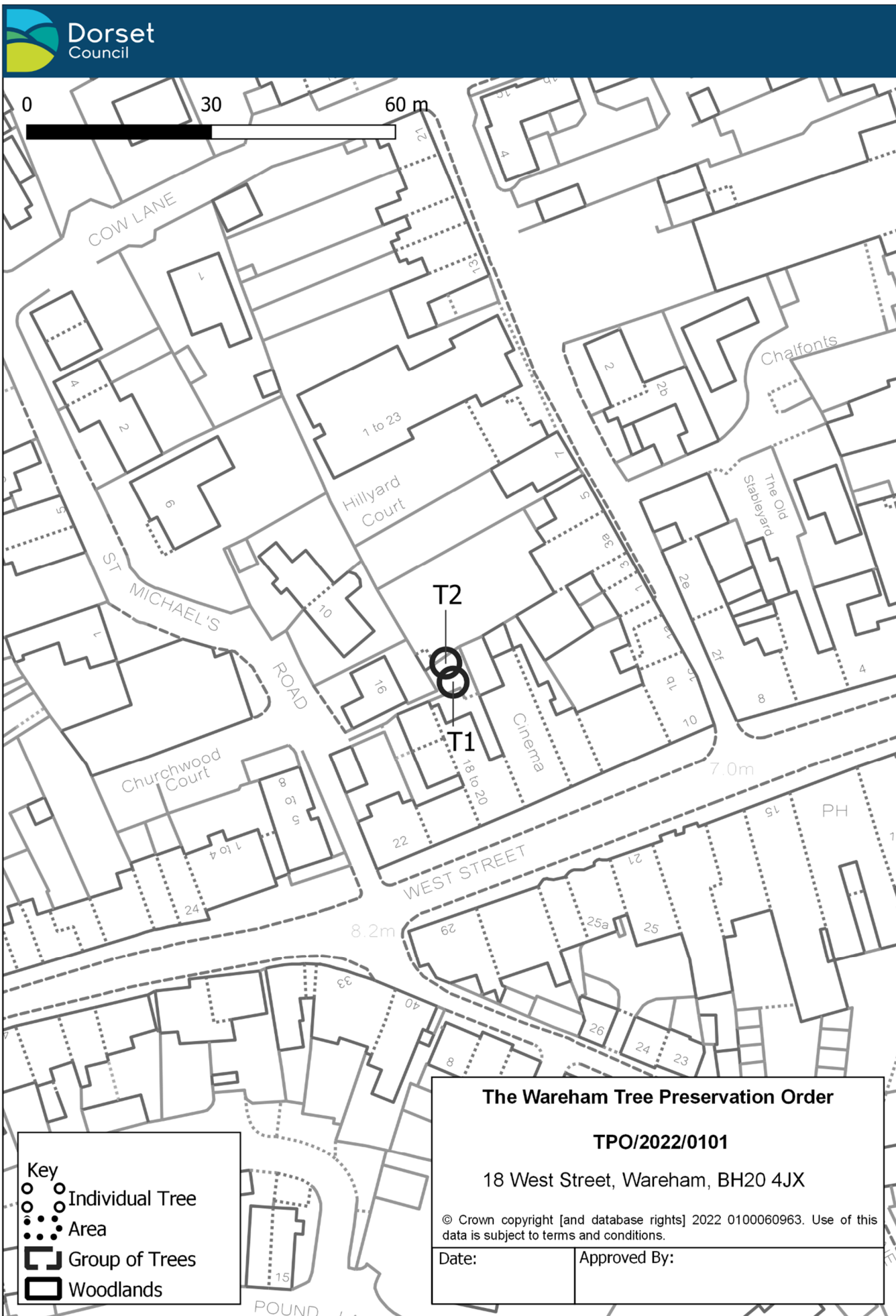
Yours faithfully

Carolyn McPhie
Tree Officer

Direct Line: 01202228773

Email: Carolyn.McPhie@dorsetcouncil.gov.uk

MEMORANDUM



From: [planningenforcementteameast](#)
To: [Nicola Gray](#)
Subject: RE: EN/2022/00331 FW: Query in respect of P/ADV/2022/04770 - Withdrawn Application
Date: 08 December 2022 17:16:31
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Good Afternoon

The Advert Application you mention has been withdrawn. We have been advised this is because a revised application is due to be submitted.
Nothing appears to have been received to date.

I have added your email to our Enforcement case and the Officer assigned will continue to monitor.

Regards
Zoe

**Planning Technical Support Officer -
Enforcement
Development Services
Dorset Council**

dorsetcouncil.gov.uk



From: Mark
Sent: 05 December 2022 14:41
To: planningenforcementteameast <planningenforcementteameast@dorsetcouncil.gov.uk>
Subject: EN/2022/00331 FW: Query in respect of P/ADV/2022/04770 - Withdrawn Application

Hi Zoe,

For opening and allocating to in first instance.

Many thanks

Mark

**Senior Planning Enforcement Officer
Economic Growth and Infrastructure
Dorset Council**



[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)



From: Planning East <planningeast@dorsetcouncil.gov.uk>

Sent: 05 December 2022 12:16

>

Subject: FW: Query in respect of P/ADV/2022/04770 - Withdrawn Application

Hi

Please can you have a quick look at the email trail below.

Kind regards,

**Planning Technical Support Officer
Economic Growth and Infrastructure
Dorset Council**



[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)



From:

Sent: 30 November 2022 10:59

To: Planning East <planningeast@dorsetcouncil.gov.uk>

Subject: RE: Query in respect of P/ADV/2022/04770 - Withdrawn Application

Hi Gill/Planning East

I have only today returned from an extended period of sickness absence and hence going through a lot of emails sent while I was absent including yours.

Please note that as from today I am no longer employed as the Councils Enforcement Manager but have instead taken up a Senior Planners post in the Southern/Western Area Development Management team

Can you send this enquiry to

already been dealt with.

in the first instance please unless of course this has

Kind regards Darren

Senior Planning Officer
Economic Growth and Infrastructure
Dorset Council

dorsetcouncil.gov.uk



From: Planning East <planningeast@dorsetcouncil.gov.uk>

Sent: 15 November 2022 16:50

To: (Enforcement) <>

Subject: FW: Query in respect of P/ADV/2022/04770 - Withdrawn Application

Hello,

This was in our East Team inbox and I thought it should be forwarded to yourselves.

Kind regards.

Planning Technical Support Officer
Economic Growth and Infrastructure
Dorset Council

dorsetcouncil.gov.uk



From: Nicola Gray <townclerk@wareham-tc.gov.uk>

Sent: 15 November 2022 16:40

To: Planning East <planningeast@dorsetcouncil.gov.uk>

Subject: Query in respect of P/ADV/2022/04770 - Withdrawn Application

Good afternoon,

The Councils Planning and Transport Committee noted at their last meeting that application P/ADV/2022/04770 had been withdrawn, however the illuminated sign for which the application was for, which contravenes Wareham Neighbourhood Plan policies, was still in situ. In addition, they identified that the Co-Op store also has illuminated signage which contravenes policy and would not be given planning permission.

I have been asked to establish with yourselves what the position is in respect of any application or enforcement action for these premises, please?

Many thanks

Nicola

Nicola Gray

Town Clerk & RFO

BA (hons), PGDipLaw, PSLCC



WAREHAM
Town Council

Town Hall | East Street | Wareham | Dorset | BH20 4NS

01929 553 006 (10:00 to 13:00hrs - *answer phone outside these times*)

Please think about the environment. Do you need to print this email?

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From: [Sitting Out Licences](#)
Subject: Sitting Out Licence Consultation | The Quayside Barn, The Quay, Wareham, Dorset, BH20 4LP
Date: 14 December 2022 08:33:18
Attachments: [Public Notice \(sitting out\) Dec 2022.pdf](#)

Good morning,

We have received the attached application from the premises above to place tables and chairs on the highway.

We are currently working with new regulations set by central government; this means we have a very short window for consultation. I would ask that you respond to this e-mail as soon as possible.

If we do not have any representations from you, we shall assume that you have no objection.

I am sorry that the time to respond is so short, we only have a 5 working-day determination period. If the local authority does not determine the application before the end of the determination period, the application is deemed to have been granted subject to the conditions published before the application was submitted.

For further information or to put forward any representations please contact Stephen Mepham (stephen.mepham@dorsetcouncil.gov.uk).

Your sincerely

Community Highway Manager
Highways
Dorset Council



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HIGHWAYS ACT 1980 SECTION 115 **Street café Notice**

Name of Business: The Quayside Barn

Start of Consultation: 14.12.22 **End of Consultation:** 21.12.22

Address of Sitting Out Area: The Quay, Wareham, Dorset, BH20 4LP

Sketch of Proposed Area



Area of Highway to be Occupied (i.e. 4.0m x 2.5m): 11m x 3.5m

Operating hours for café area: From 08:00 To 01:00

If you would like further information a full application can be viewed on line
www.dorsetcouncil.gov.uk/sitting-out-licence-current-applications

Representation regarding this application can be made to Dorset Council in the following ways.

Telephone: 01305 221020

E-Mail: sittingoutlicences@dorsetcouncil.gov.uk

We would ask that representations are made within the 5-day public consultation so that the Council can determine the result of the application within the statutory period.