



Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

8 June 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 14 JUNE 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 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**

**14 JUNE 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 3 May 2023**

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 3 May 2023**

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/TRC/2023/02554  
**Location:** 2 Edward Crescent Wareham BH20 4HQ  
**Proposal:** T1 Leylandii - Fell.  
G2 Leylandii - Fell

**Decision required by:** FOR INFORMATION PURPOSES ONLY

---

**Application Number:** P/FUL/2022/03172  
**Location:** Swineham Farm Bestwall Road Wareham BH20 4JD  
**Proposal:** Convert barn to holiday accommodation

**Decision required by:** 21 June 2023

---

**Application Number:** P/HOU/2023/02571  
**Location:** 36 West Street Wareham BH20 4JY  
**Proposal:** Demolish existing outbuilding and erect a single storey extension.

**Decision required by:** 26 June 2023

---

**Application Number:** P/LBC/2023/02572  
**Location:** 36 West Street Wareham BH20 4JY  
**Proposal:** Demolish existing outbuilding and erect a single storey extension.

**Decision required by:** 26 June 2023

---

**Application Number:** P/HOU/2023/03077  
**Location:** The Old Vineries 8 Westport Road Wareham BH20 4PR  
**Proposal:** Raise main ridge by 180mm to allow warm roof insulation. Reduce chimney stack. Provide 17no flush Solar PV panels to South roof elevation. Install additional roof light and move door to north elevation. Alter roof above single storey GF cloaks to sloped monopitch. Alter roof above garage to avoid flat roof part. Install new rooflight

**Decision required by:** 28 June 2023

---

## **7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

## **8. Parking at Northport Drive**

To discuss the parking issues raised by the Chairman at the previous meeting.

## **9. Tree Preservation Order**

To note the Tree Preservation Order put in place by Dorset Council.

## **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 5 July 2023 at 7.00pm.**



**Minutes of a meeting of the Planning and Transport Committee held on Wednesday 3 May 2023 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.**

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

**Officers present:** N Gray, Town Clerk and RFO

The Chairman welcomed Cllr Robinson to the meeting as his first Planning and Transport Committee.

**732. Apologies for absence**

Apologies were received from Cllr Cleaton.

**733. Declarations of interest**

There were no declarations of interest.

**734. Public participation time**

There were no members of the public present.

**735. Confirmation of the minutes of the previous meeting**

It was **RESOLVED** that the minutes of the meeting held on 12 April 2023 were approved and signed by the Chairman.

**736. Matters arising from the minutes of the previous meeting**

The Clerk noted the complaints which had been received by the office in respect of the event which had been mentioned at the previous meeting. The respective complainants had been referred to Dorset Council and Arne Parish Council as it was not within Wareham Town Council remit.

**737. 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:

<b>Application Number:</b>	<b>P/LBC/2023/01970</b>
<b>Location:</b>	<b>North Mill North Walls Wareham BH20 4QW</b>
<b>Proposal</b>	<b>Property Flood Resilience measures including reinstallation of existing flood barrier, installation of 1 new flood barrier, installation of 2x flood doors to mimic existing doors at the front of the property, installation of non-return valves and mortar repairs as detailed in the measures section of this document.</b>

**Decision required by:** 9 May 2023

**Decision:** No Objection

**Application Number:** P/HOU/2023/01923  
**Location:** 1 St Michaels Road Wareham BH20 4QU  
**Proposal:** Replacement rear single storey extension including the addition of new window and door.

**Decision required by:** 12 May 2023

**Decision:** No Objection

---

### 738. Planning Decisions

Members discussed the report noting the changes which had taken place since the previous meeting.

It was **RESOLVED** that Cllr Dean would draft a letter to Dorset Council to express dismay at the decision by Dorset Councillors to grant the Swineham Farm application despite officer advice and strong opposition locally, and the Clerk to send to the appropriate team.

### 739. Consultation: Planning for climate change

The Clerk provided an update on the meeting which she had attended the previous week regarding the consultation, and it was felt that there was no particular response required from Wareham Town Council, however, members may choose to respond individually as they see fit.

### 740. Any other items the Chairman deems urgent

The Chairman noted the parking at Northport Drive was becoming increasingly dangerous and asked that this be added to the agenda for the next meeting.

### 741. 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 Wednesday 24 May 2023.

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

				<b>ITEM 7</b>
<b><u>Application Number</u></b>	<b><u>Location</u></b>	<b><u>Proposal</u></b>	<b><u>WTC Decision</u></b>	<b><u>DC Decision</u></b>
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.	Out to Consultation - not received by WTC as already responded previously in 2021.
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/2023/01177	22 West Street Wareham Dorset BH20 4JX	Replacement rear ground floor extension, restoration of the roof and general external & internal renovations.	No objection	Granted
P/FUL/2023/00858	St. Martin-on-the-Walls North Street Wareham BH20 4AG	Instillation of new air source heat pump to the east end of the north aisle within the churchyard of St Martin on the Wall	No objection	Under officer consideration
P/FUL/2021/04965	Unit 1&2 Daler Court East Street Wareham BH20 4JW	Install replacement windows and doors	Deputy Clerk to draft letter of support and maintain original comment - no objection	Refused
P/FUL/2023/01702	Land to the East of 27 Sherford Drive Wareham BH20 4EN	Installation of a Telecommunications Cabin in a 5m by 5m compound, which will also house a power unit, air conditioning unit and a Footway 10 chamber	No objection	Under officer consideration
P/HOU/2023/01827	15 Ropers Lane Wareham BH20 4QT	Erect Garden office	No objection	Granted
P/LBC/2023/01970	North Mill North Walls Wareham BH20 4QW	Property Flood Resilience measures including reinstallation of existing flood barrier, installation of 1 new flood barrier, installation of 2x flood doors to mimic existing doors at the front of the property, installation of non-return valves and mortar repairs as detailed in the measures section of this document.	No Objection	Granted
P/HOU/2023/01923	1 St Michaels Road Wareham BH20 4QU	Replacement rear single storey extension including the addition of new window and door	No objection	Under officer consideration

**MEMORANDUM**

TO: Wareham Town Council

FROM: Carolyn McPhie, Tree Officer

DATE: 18 May 2023

---

**Confirmation of a Tree Preservation Order**

**The Wareham Tree Preservation Order TPO/2022/0101**

**18 West Street, Wareham, BH20 4JX**

Dear Sir/Madam,

This is to inform you that the provisional Tree Preservation Order (TPO) at 18 West Street, Wareham, BH20 4JX was confirmed without modification under delegated powers on the 17 May 2023.

I have attached a copy of the confirmed TPO for reference.

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



Form of Tree Preservation Order  
Town and Country Planning Act 1990

**The Wareham Tree Preservation Order TPO/2022/0101**

**18 West Street, Wareham, BH20 4JX**

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 **[TPO/2022/0101]**.

**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 8 December 2022

TPO/2022/0101

[ if the Council's Standing Orders do not require the sealing of such documents: ]  
[Signed on behalf of the Dorset Council


  
.....

Nominated Officer

Authorised by the Council to sign in that behalf]

[CONFIRMATION OF ORDER

[This Order was confirmed by Dorset Council without modification on the [17] day of [MAY] 2023  
]]

  
.....

OR

[This Order was confirmed by the Dorset Council, subject to the modifications  
indicated by [state how indicated], on the [ ] day of [ ] ]

[Signed on behalf of the Dorset Council]

.....

Nominated Officer

Authorised by the Council to sign in that behalf]

[DECISION NOT TO CONFIRM ORDER

[A decision not to confirm this Order was taken by Dorset Council on the [ ] day of [ ]  
]]

[Signed on behalf of the [Dorset Council]

Nominated Officer

.....

Authorised by the Council to sign in that behalf]  
TPO/2022/0101

## SCHEDULE

### Specification of trees

#### Trees specified individually

(encircled in black on the map)

<i>Reference on map and description</i>	<i>Situation</i>
T1 - Yew T2 - Yew	As map

#### Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on map and description</i>	<i>Situation</i>
None	As map

#### Groups of trees

(within a broken black line on the map)

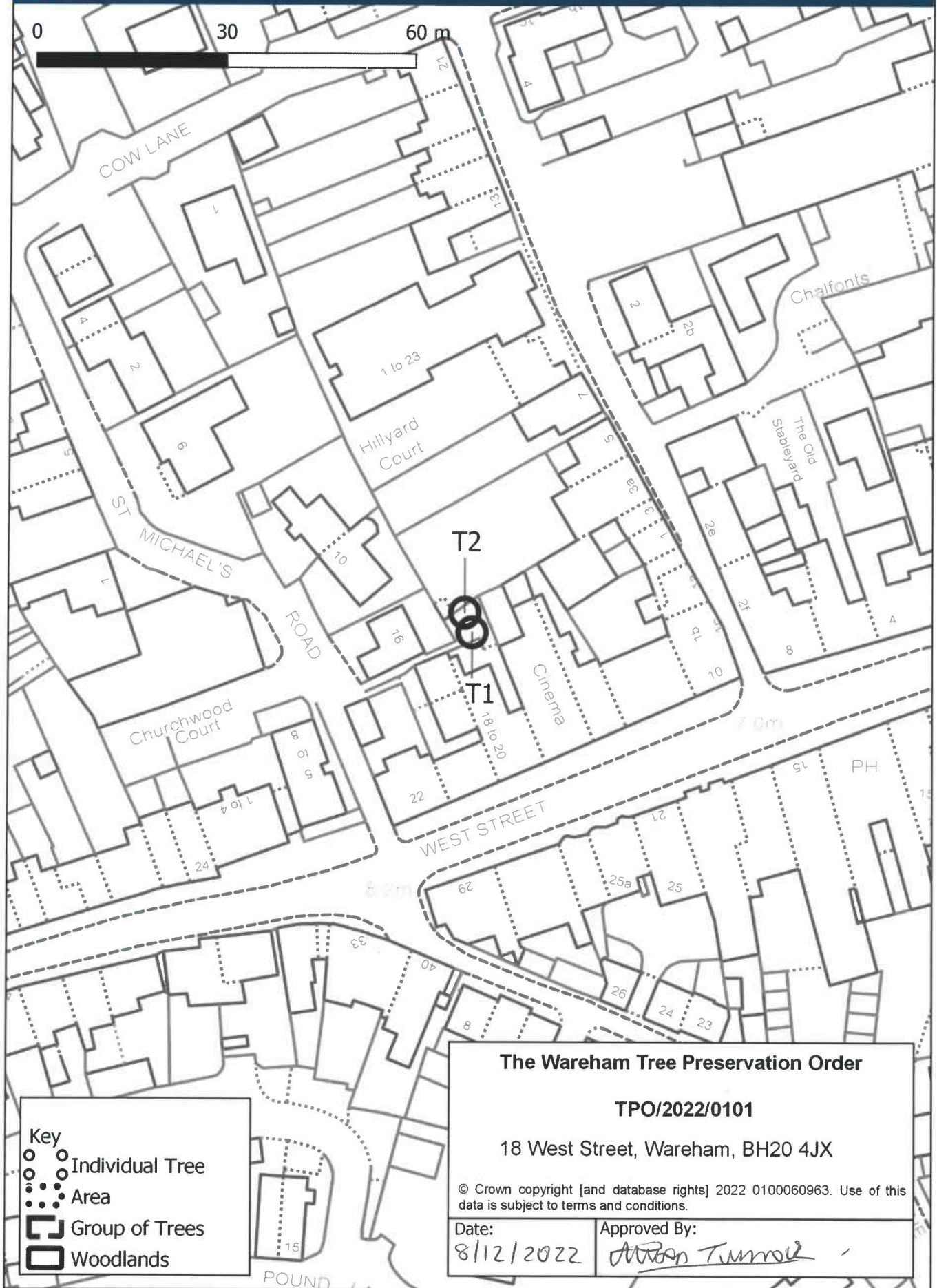
<i>Reference on map and description</i>	<i>Situation</i>
None	As map



#### Woodlands

(within a continuous black line on the map)

<i>Reference on map and description</i>	<i>Situation</i>
None	As map

0 30 60 m



**Key**  
 Individual Tree  
 Area  
 Group of Trees  
 Woodlands

**The Wareham Tree Preservation Order**

**TPO/2022/0101**

**18 West Street, Wareham, BH20 4JX**

© Crown copyright [and database rights] 2022 0100060963. Use of this data is subject to terms and conditions.

Date:

8/12/2022

Approved By:

*Arthur Turrell*

[VARIATION OF ORDER

[This Order was varied by the Dorset Council on the [ ] day of [ ] by a variation order under reference number *[insert reference number to the variation order]* a copy of which is attached]

[Signed on behalf of the Dorset Council]

.....  
Nominated Officer

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]

.....  
Nominated Officer

Authorised by the Council to sign in that behalf]