



Town Hall
East Street
Wareham
Dorset
BH20 4NS

20 July 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 26 JULY 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

26 July 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 14 June 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 14 June 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/LBC/2023/03131 |
| Location: | Wareham Railway Station, Northport, Wareham |
| Proposal: | Install a wall-mounted automated external defibrillator (AED) unit in a high visibility robust cabinet, connected to a mains 240v supply and also incorporating a 120 - 240v AC powered heater and internal LED lighting. |

Decision required by: 28 July 2023

| | |
|----------------------------|--|
| Application Number: | P/FUL/2023/03772 |
| Location: | Bestwall Barns Bestwall Park North Bestwall Road Wareham BH20 4HT |

Proposal: **Raise roof, convert proposed and existing spaces to living accommodation**

Decision required by: **9 August 2023**

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Land to the East of 27 Sherford Drive Wareham BH20 4EN

The application is to be considered by Dorset Council's Planning Committee on 2 August 2023.

9. 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).

10. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 16 August 2023 at 7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 14 JUNE 2023 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers present: N Gray, Town Clerk and RFO

P&T 001/23 Appointment of Chair

Cllr Budd proposed Cllr Green which was seconded by Cllr Humphries.

It was **RESOLVED** that Cllr Green be elected as Chair of Planning and Transport for the 2023/24 municipal year.

P&T 002/23 Appointment of Vice-Chair

Cllr Budd proposed Cllr Gover which was seconded by Cllr Humphries.

It was **RESOLVED** that Cllr Gover be elected as Vice-Chair of Planning and Transport for the 2023/24 municipal year.

P&T 003/23 Apologies for absence

Apologies were received from Cllr Cleaton who had family commitments.

P&T 004/23 Declarations of interest

There were no declarations of interest.

P&T 005/23 Public participation time

There were no members of the public present.

P&T 006/23 Confirmation of the minutes of the previous meeting

Cllr Robinson and Cllr Dean wished it to be noted that there had been no meeting held on 24 May 2023.

It was **RESOLVED** that the minutes of the meeting held on Wednesday 3 May 2023 were **APPROVED** and signed by the Chairman.

P&T 007/23 Matters arising from the minutes of the previous meeting

Cllr Dean noted he had not yet written the letter mentioned in minute no.738 and would do this following the discussion at this meeting given there was an application for the same property being considered.

P&T 008/23 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/TRC/2023/02554

Location 2 Edward Crescent Wareham BH20 4HQ
Proposal: T1 Leylandii - Fell.
G2 Leylandii - Fell

Decision required by: FOR INFORMATION PURPOSES ONLY

Decision: NOTED

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

Decision: The Committee considered the application and found the application had an excessive amount of parking for the holiday accommodation being applied for. And given the location of the property, down a private single-track road, the increased volume of traffic would cause a major impact to surrounding properties and natural habitat of wildlife. The Committee considered that the new units of accommodation should be restricted by condition to holiday accommodation only, with the intended use of the barn also conditioned to be used only in connection with the holiday accommodation and not for general public use.

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

Decision: NO OBJECTION

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

Decision: NO OBJECTION

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

Decision: NO OBJECTION

P&T 009/223 Planning Decisions

The planning decisions report was noted.

P&T 010/23 Parking at Northport Drive

Cllr Green shared his experience of the poor parking practice which caused issues when negotiating the bend on Northport Drive.

It was **RESOLVED** Cllr Green and Cllr Robinson would commence a photographic diary of the parking in readiness for a submission to Highways Dorset for the consideration of solutions.

P&T 011/23 Tree Preservation Order

The Tree Preservation Order was noted.

P&T 012/23 Any other items the Chairman deems urgent

The Clerk advised that a member of the public had approached the office somewhat upset that the Town Council had objected to a license application which had subsequently been refused. It transpired that the Town Council had not been consulted on the license at all and so could not have put in an objection, however, a Dorset Councillor had apparently informed another member of the public that two Town Councillors had objected. This was factually incorrect and both members confirmed they hadn't been aware of the application, and indeed both felt the application was no different to the applications which had been granted for the last 30 years, so there was no reason to object. The Councillors involved would consider a report to the Monitoring Officer for the actions of the Dorset Councillor and the Clerk confirmed she had already approached Dorset Council as to why Wareham Town Council had not been consulted. A response was awaited.

The member of the public had been advised of the above and hopefully this would go some way to ensuring that poor relations between the Town Council and the organisation concerned would not deteriorate as a result of the matter, as it was hoped to work with the organisation in the future.

P&T 013/23 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 (DAY) (MONTH) 2023.

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/2022/00333 | 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 |

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|------------------|--|---|--|--|
| 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/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 | Application withdrawn |
| 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 | Out to Consultation |
| 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 | Application approved |
| P/FUL/2022/03172 | Swineham Farm Bestwall Rd Wareham BH20 4JD | Convert barn to holiday accommodation | The Committee considered the application and found the application had an excessive amount of parking for the holiday accommodation being applied for. And given the location of the property, down a private single-track road, the increased volume of traffic would cause a major impact to surrounding properties and natural habitat of wildlife. The Committee considered that the new units of accommodation should be restricted by condition to holiday accommodation only, with the intended use of the barn also conditioned to be used only in connection with the holiday accommodation and not for general public use. | Under officer consideration |
| P/HOU/2023/02571 | 36 West Street Wareham BH20 4JY | Demolish existing outbuilding and erect a single storey extension | No Objection | Under officer consideration |
| P/LBC/2023/02572 | 36 West Street Wareham BH20 4JY | Demolish existing outbuilding and erect a single storey extension. | No Objection | Under officer consideration |
| P/HOU/2023/03077 | The Old Vineries 8 Westport Road Wareham BH20 4PR | 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 | No Objection | Application Approved |



Planning Services

County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ

📞 01305 838336- **Development Management**

📞 01305 224289- **Minerals & Waste**

🌐 www.dorsetcouncil.gov.uk

Date: 19 July 2023

Ref: P/FUL/2023/01702

Support Officer: Sam Gibbs-Jones

Team Area: Eastern

📞 01305 838336

✉ megan.r.rochester@dorsetcouncil.gov.uk

Dear Sir/Madam

Planning Application Number: P/FUL/2023/01702

Location: Land to the East of 27 Sherford Drive Wareham BH20 4EN

Description: 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

I write to let you know this application will be considered by Planning Committee on **2 August 2023**. The meeting will be held at: **The Allendale Centre, Hanham Road, Wimborne, BH21 1AS**

The committee agenda (detailing the start time of meeting), application report and recommendation, are available to view five working days before the committee meeting at <https://moderngov.dorsetcouncil.gov.uk/ieDocHome.aspx?bcr=1> The meeting will be livestreamed and be available to watch online, either "live" or by recording. Access to the YouTube link will also be available on this webpage.

You may attend the committee meeting which is open to the public, and observe the presentation, discussion and decision making. Additionally, if you wish, you may take the opportunity to speak at the meeting. More information on how to notify us about your intention to speak, along with further guidance is attached to this letter, and also available online at <https://moderngov.dorsetcouncil.gov.uk> and click the link [Guidance to Public Speaking at a Planning Committee](#).

If you should have any queries, please contact: Megan Rochester 01305 224709 Email: megan.r.rochester@dorsetcouncil.gov.uk in Democratic Services.

You must register to speak before **8:30 AM at least two clear workings days** before the meeting.

Please note that if you make representations to the committee your name, together with a summary of your comments will be recorded in the minutes of the meeting. The minutes,

Planning Service privacy notice can be found at:

www.dorsetcouncil.gov.uk/your-council/about-your-council/data-protection/service-privacy-notices/planning.aspx

which are the formal record of the meeting, will be available to view in electronic and paper format, as a matter of public record, for a minimum of 6 years following the date of the meeting.

Yours faithfully

Sam Gibbs-Jones

Technical Support Officer - Eastern Team

A Guide to Public Speaking at Planning Committee

All members of the public are welcome to attend formal meetings of Planning Committee, listen to the debate and the decisions being taken.

If you have written to the Council during the consultation period about an application that is to be considered by the committee, any relevant planning or rights of way issues raised in your letter will be appraised by the case officer and summarised within the committee report. You will also receive a letter informing you of the committee date and inviting you to attend the meeting.

The agenda for the meeting is normally published five working days before the committee date and is available to view on the council's website at <https://moderngov.dorsetcouncil.gov.uk/mgListCommittees.aspx?bcr=1> or via the Modern.gov app which is free to download.

You can also track progress of a planning application by visiting the council's website at <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment.aspx>.

Alternatively you can contact a member of the Democratic Services Team on 01305 251010 or email megan.r.rochester@dorsetcouncil.gov.uk for Eastern or Northern Area Planning Committees or email elaine.tibble@dorsetcouncil.gov.uk for Southern/Western or Strategic Committee.

They will be able to advise you on whether an application will be considered by a committee meeting.

Formal meetings are open to the press and the public and during the meeting you may come and go as you wish. Please keep disruption to a minimum to allow the business to be conducted smoothly. Members of the press and public will normally only be asked to leave the meeting if confidential/exempt items are to be considered by the committee.

Members of the committee and the public have access to individual representation letters received in respect of planning applications and rights of way matters in advance of the meeting. It is important to note that any comments received from the public cannot be treated as confidential.

How do I register to speak?

Planning committee meetings are held in public, but they are not a public meeting; as a result, you need to register speak as below.

The first three members of the public, including any community or amenity group, who register to speak, for and against the application, including the applicant or their representative (maximum six in total) will be invited to address the committee. If the applicant or their representative registers to speak, then only the first two members of the public who wish to speak for the application may address the Committee. MPs need to register in the same way and will count as one of the six speakers.

If you wish to address the committee at the planning meeting it is essential that you contact the Democratic Services Team on 01305 251010 or email addresses set out above before 8.30am at least two clear working days before the meeting. If you do not register to speak,

you will not normally be invited to address the committee. When contacting the Democratic Services Team, you should advise which application you wish to speak on, whether you are objecting or supporting the application and provide your name and contact details.

The Member who chairs Planning Committee

Ultimately the Chairman of the Planning Committee retains the power to determine how best to conduct a meeting. The processes identified below are therefore always subject to the discretion of the Chairman.

What will happen at the meeting and how long can I speak for?

The Chairman will invite those who have registered to speak to address the committee. Each speaker will have up to **three** minutes each to address the committee.

When addressing the committee members of the public should:

- keep observations brief and relevant.
- speak slowly and clearly;
- for rights of way matters, limit views to those relevant to the legal tests under consideration.
- for planning matters limit views to relevant planning issues such as:
 - the impact of the development on the character of the area.
 - external design, appearance and layout;
 - impact of the development on neighbouring properties.
 - highway safety;
 - planning policy and government guidance.
- avoid referring to issues such as safety, maintenance and suitability for rights of way definitive map modification matters, as they cannot be taken into account;
- avoid referring to matters, which are not relevant to planning considerations, such as:
 - trade objections from potential competitors;
 - personal comments about the applicant;
 - the developer's motives;
 - moral arguments;
 - matters covered by other areas of law;
 - boundary disputes or other private property rights (including restrictive covenants)
- remember you are making a statement in public please be sure that what you say is not slanderous, defamatory or abusive in any way.

Can I provide handouts or use visual aids?

No. Letters and photographs, or any other items must not be distributed at the meeting. These must be provided with your written representations during the consultation period in order to allow time to assess the validity, or otherwise, of the points being raised. To ensure fairness to all parties, everyone needs to have the opportunity to consider any such information in advance to ensure that any decision is reasonably taken and to avoid potential challenge.

What happens at the Committee?

After formal business such as declarations of interest and signing of minutes the meeting moves on to planning applications.

- The planning / rights of way officer will present the application including any updates.
- The Chairman will invite those who have registered to speak to address the committee and each speaker is allocated a maximum of three minutes.
- The applicant or their representative will be allowed up to three minutes speaking time in total between them both.
- The order of speaking will normally be: individual members of the public and groups; the applicant or their representative and then; parish/town council representative. Any such group or council will normally be given one three-minute slot each for any representations to be made on its behalf.
- If a councillor who is not on the Planning Committee wishes to address the committee, they will be allowed three minutes to do so and will be given the option to speak first or last. Ward Members will be limited to one representative and should agree amongst themselves who will address the committee.
- Neither the objectors or supporters will normally be questioned. However, the Chairman may ask questions to clarify a point of fact in very exceptional circumstances.
- Public participation then ends and the committee will enter into the decision making phase. During this part of the meeting only members of the committee and officers may take part.
- The Chairman of the Committee has discretion over how this protocol will be applied and has absolute discretion over who can speak at the meeting.

You should not lobby members of the committee or officers immediately prior to or during the committee meeting. Members of the public should also be aware that members of the committee are not able to come to a view about a proposal in advance of the meeting because if they do so it may invalidate their ability to vote on a proposal. Equally any communication with members of the committee during the meeting is to be avoided as this affects their ability to concentrate on the matters being presented at that time.

You should note that the council has various rules and protocols relating to the live recording of meetings.

What happens after the Committee?

The minutes, which are the formal record of the meeting, will be published after the meeting and available to view in electronic and paper format, as a matter of public record, for a minimum of six years following the date of the meeting. Please note that if you attend a committee meeting and make oral representations to the Committee, your name, together with a summary of your comments will be included in the minutes of the meeting.