



Town Hall
East Street
Wareham
Dorset
BH20 4NS

31 AUGUST 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 6 SEPTEMBER 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.



1. Apologies for absence

6 SEPTEMBER 2023

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 26 July 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 26 July 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/HOU/2023/04118
Location: 4 West Mill Crescent Wareham BH20 4BW
Proposal: Erect a 5.5m rear and side single storey extension. Demolish existing garage and erect a new garage in line with the front of the property. Create new access to side of property with gate. Install new windows and doors throughout, install additional window to left side of property. Extend current front porch in line with existing bathroom wall. New gable ended roof (new extension roof to match current height of pitch). Install new fence panels

Decision required by: 8 September 2023

Application Number: P/HOU/2023/04635
Location: 78 Northmoor Way Wareham BH20 4EG
Proposal: Two storey side extension and single storey rear extension with roof terrace and privacy screens

Decision required by: 13 September 2023

Application Number: P/LBC/2023/04757
P/FUL/2023/04756
Location: The Kings Arms 41 North Street Wareham BH20 4AD
Proposal: Install new gas meter

Decision required by: 19 September 2023

Application Number: P/TRC/2023/04675
Location: 18 Bells Orchard Lane Wareham BH20 4HR
Proposal: T1 Apple - Fell

Decision required by: FOR INFORMATION PURPOSES ONLY

Application Number: P/TRT/2023/04822
Location: 32 Worgret Road Wareham BH20 4PN
Proposal: T1 Robinia (False Acacia) - Fell.
A Robinia pseudoacacia 'Frisia', at 150-200cm, would be planted in a similar location to T1.

Decision required by: FOR INFORMATION PURPOSES ONLY

Application Number: P/CLE/2023/04618
Location: Savers 3 North Street Wareham BH20 4LB
Proposal: Continued use of property as Class E shop

Decision required by: FOR INFORMATION PURPOSES ONLY

7. Planning Decisions

To note final outcomes of Wareham Town planning applications

8. Correspondence: Planning Application /Consent P/ HOU/2021/05434

To consider the correspondence received from a member of the public in respect of the granted planning consent.

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 27 SEPTEMBER 2023** at **7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 26 July 2023 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers present: N Gray, Town Clerk and RFO

P&T 014/23 Apologies for absence

Apologies were received and accepted from Councillors K Green, Cllr Cleaton and Cllr Robinson.

P&T 015/23 Declarations of interest

There were no declarations of interest.

P&T 016/23 Public participation time

There were no members of the public present.

P&T 017/23 Confirmation of the minutes of the previous meeting

Cllr Budd noted the date was not complete in minute number P&T 013/23.

It was **RESOLVED** that, subject to the above amendment, the minutes of the meeting held on Wednesday 14 June 2023 were **APPROVED** and would be signed by the Chairman following the meeting.

P&T 018/23 Matters arising from the minutes of the previous meeting

P&T 007/23 – The Clerk noted Cllr Dean had drafted the letter and hard copies were tabled. Members were asked to consider its content and provide feedback.

P&T 012/23 – Cllr Budd provided an update on the response he had received noting the code of conduct had not been upheld and was therefore extremely disappointed with the outcome.

P&T 019/23 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/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

Decision: NO OBJECTION

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

Decision: **Although Wareham Town Council has no objection to the plans in general, it would ask that the Planning authority only grants the permission with a condition that the premises remain as holiday accommodation only.**

P&T 020/223 Planning Decisions

The planning decisions report was noted.

P&T 021/23 Land to the East of 27 Sherford Drive, Wareham, BH20 4EN

Members noted the letter inviting attendance to the Planning Committee for comment, however, as the Town Council did not object to the application, it was felt there was no need to attend.

P&T 022/23 Any other items the Chairman deems urgent

The Clerk informed members of the email correspondence received from a member of the public in respect of previous planning application P/HOU/2021/05434 and noted this would be on the next Planning and Transport agenda.

P&T 023/23 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 16 August 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/LBC/2022/01509	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/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	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.	Application withdrawn
P/HOU/2023/02571	36 West Street Wareham BH20 4JY	Demolish existing outbuilding and erect a single storey extension	No Objection	Application Approved
P/LBC/2023/02572	36 West Street Wareham BH20 4JY	Demolish existing outbuilding and erect a single storey extension.	No Objection	Application Approved
P/LBC/2023/03131	Wareham Railway Station, Northport, Wareham	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.	No Objection	Application Approved
P/FUL/2023/03772	Bestwall Barns Bestwall Park North Bestwall Road Wareham BH20 4HT	Raise roof, convert proposed and existing spaces to living accommodation	Although Wareham Town Council has no objection to the plans in general, it would ask that the Planning authority only grants the permission with a condition that the premises remain as holiday accommodation only.	Under officer consideration

From:
To: [Nicola Gray](#)
Cc: [Cllr Keith Green](#)
Subject: Planning Application /Consent P/ HOU/2021/05434
Date: 24 July 2023 14:14:12

FAO: Nicola Gray, Town Clerk.

Councillor Keith Green, Chairman Planning & Transport Committee

Re Planning Application /Consent P/ HOU/2021/05434

Last year Wareham Town Council joined me in objecting to this Application. Your objection on 22 June 2022 (email to Simon Burditt 24 June 2022):

***"To:** Simon Burditt*

***Subject:** RE: Second update 13 June 2022 for P HOU 2021 05434 for Lytchett House in Wareham*

Please see below for the decision of the Planning and Transport Committee at the meeting on 22 June 2022:

***Objection.** The boundary to North Walls and Ropers Lane proposes a 950mm high fence with a 750mm high trellis. This, at an elevated position in the street, will be a prominent and overbearing feature and out of keeping with the area contrary with Policy D; Design of the Purbeck Local Plan part 1 and chapter 12 of the National Planning Policy Framework.*

Kind regards Bev Churchill. PA to the Mayor and Town Clerk"

That objection was incorporated into the Consent as an Informative:

"3. Informative - Boundary treatments not included within this planning permission and may require planning permission.

The agent and applicant are reminded that this grant of planning permission relates to the construction of a side extension to the dwellinghouse and the erection of a garden shed within the rear garden only. Any boundary treatments that fail to accord with the limitations set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 represent a breach of planning control which should be remedied by their removal or reduction in height."

However the Applicant chose to ignore that Informative by erecting a 1.8m high trellis fence without Consent. I informed the Planning Dept and submitted an Enforcement form Reference number: DFY441506181 on 02.08.2022.

The Enforcement Officer confirmed that Planning Permission would be required for the new fence.(email 03.08.2022)

"Thank you for the photo , they will have to reduce it to the original fence height or put for another Planning permission! I will speak to them again

Regards Joanna Richards Enforcement Assistant"

I continued to chase the Planning Enforcement Dept for action through 2022 and up to 10.05.2023, until I received an email from Mark White 11.07.2023 suddenly dismissing the case without notice or justification:

"Dear Mr

Thank you for your email of the 10th of May, Sorry for the delay in the response back to you I am now able to finally give you a case outcome. I have undertaken a site visit and looked at the areas of concern that you have raised. I can confirm that there are no longer any breaches in planning control as the shed has now been removed to the rear of the property resulting in an end of the breach. The trellis fencing does not form a breach as an intervening feature between the fence and the highway means it is not subject to control. As all breaches are now resolved I have closed the complaint and I would like to thank you for bring this to our attention.

Kind regards

Mark White (Planning) Enforcement Officer"

An exchange of emails followed culminating in this from Mark White (extract from email 11.07.2023)

"Thank you for your email, as per my last communication I cannot enter further discussions on this issue as the case has now been closed. If any new breaches of planning have occurred that are not linked or related to the already closed case then this can be submitted via our online submission.

Mark White (Planning) Enforcement Officer"

I wrote again to Mark White (extract from my email 11.07.2023) citing the Informative, the Town Council's objection and Joanna Richards' email as mentioned above:

"I have waited 11 months for a response from your office to the matters raised by my Planning Enforcement Submission ref DFY441506181. Now, today 11.07.2023, you have chosen to dismiss my properly submitted concerns by abruptly closing the case without notice or any justification.

I would appreciate it if you would kindly acknowledge receipt of this email with an assurance that you will promptly address each of the matters raised."

Two weeks have passed with no response from Mark White.

There appears to have been a clear breach of the terms of the Planning Consent and the Objection raised by Wareham Town Council with reference to Policy D; Design of the Purbeck Local Plan part 1 and chapter 12 of the National Planning Policy Framework.

I do not believe this has been properly addressed by the Planning Enforcement Dept, so I am asking if the Town Council can once again join me in this case against a prominent and overbearing feature that is out of keeping with the Conservation area.

Yours sincerely