



Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

22 February 2024

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 28 FEBRUARY 2024** 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**

**28 FEBRUARY 2024**

**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 FEBRUARY 2024**

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 FEBRUARY 2024**

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/ADV/2023/07067  
**Location:** 25 North Street Wareham BH20 4AD  
**Proposal:** Erect Illuminated signage to existing shop

**Decision required by:** 5 MARCH 2024

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**Application Number:** P/TRT/2024/00632  
**Location:** 9 Norden Drive Wareham BH20 4SF  
**Proposal:** T1 Oak: Fell to ground level. Replant with 1x English Oak - 1.8-2.0m within the boundary of the same property.  
T2 Oak: Removal of weight loaded secondary leader sweeping to NE over field. Sever to approximately 1m above ground level.

**T3 Oak: Remove 1st primary branch sweeping to NE.**

**Decision required by: Information purposes only**

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**Application Number: P/LBC/2024/00245**  
**Location: 9 Manor House South Street Wareham BH20 4LR**  
**Proposal: Remove existing broken roof light and replace**

**Decision required by: 28 FEBRUARY 2024**

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**7. Planning Decisions**

To note final outcomes of Wareham Town planning applications

**8. Heavy Traffic in Ropers Lane**

To consider the response from Dorset Council regarding a request for traffic calming measures in Ropers Lane

**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 20 MARCH 2024 at 7.00pm.**



**Minutes of a meeting of the Planning and Transport Committee held on Wednesday 7 February 2024 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.**

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

Cllr B Ezzard was also present.

**Officers present:** G Pettifer, Deputy Town Clerk

**P&T 085/24 Apologies for absence**

Apologies were received and accepted for Cllr K Green.

**P&T 086/24 Declarations of interest**

There were no declarations of interest.

**P&T 087/24 Public participation time**

There were no members of the public present.

**P&T 088/24 Confirmation of the minutes of the previous meeting**

It was **RESOLVED** that the minutes of the meeting held on 17 January 2024 were approved and signed by the Chairman following the meeting.

**P&T 089/24 Matters arising from the minutes of the previous meeting**

There were no matters arising.

**P&T 090/24 Planning Applications**

The following planning applications were received from Dorset Council:

**Application Number:** P/CLP/2024/00189

**Location:** 45 Sandford Road Wareham BH20 4DQ

**Proposal:** Erect swimming pool enclosure

**Decision required by:** Information purposes only. NOTED.

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**Application Number:** P/TRC/2024/00238

**Location:** Manor House 9 South Street Wareham BH20 4LR

**Proposal:** G1 Griselinia & Conifer - Fell.

G2 Conifer, Maple & Prunus x2 - Fell.

T3 Griselinia - Fell

**Decision required by:** Information purposes only. NOTED.

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**Application Number:** P/TRC/2024/00239  
**Location:** 2 New Street Wareham BH20 4QS  
**Proposal:** T1 Sycamore - Fell  
**Decision required by:** Information purposes only. NOTED.

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**Application Number:** P/TRT/2024/00290  
**Location:** 35 Stowell Crescent Wareham BH20 4PT  
**Proposal:** T1, T2 & T3 Cypress - Fell and replant  
**Decision required by:** Information purposes only. NOTED.

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**Application Number:** P/TRT/2024/00291  
**Location:** 37 Stowell Crescent Wareham BH20 4PT  
**Proposal:** T1 Sweet Chestnut - Reduce lowest overextended primary branches, growing at a height of not over 5 metres above ground level, by 2-3 metres back to suitable pruning points.  
OR Fell to ground level and replant.  
**Decision required by:** Information purposes only. NOTED

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**Application Number:** P/TRT/2024/00432  
**Location:** Land to the north of 38 East Street - former Cottées site, Wareham, BH20 4NR  
**Proposal:** T1 Sycamore - Prune to reduce the canopy area, alternative option detailed in the SoundWood report - Reduction of height to not less than 12m, back to suitable pruning points; Reduction of lateral canopy to achieve a radial canopy spread of not less than 5m in any one direction measured out from the stem, back to suitable pruning points (as per broken CYAN arcs on plan & image page 12 of the SoundWood Tree Consultancy report, ref. SW/TMS/303a/23 dated 25/10/2023).  
Install a flexible bracing system between the three main stems.  
T1 Sycamore - Prune to reduce the canopy area, alternative option detailed in the SoundWood report - Reduction of height to not less than 12m, back to suitable

pruning points; Reduction of lateral canopy to achieve a radial canopy spread of not less than 5m in any one direction measured out from the stem, back to suitable pruning points (as per broken CYAN arcs on plan & image page 12 of the SoundWood Tree Consultancy report, ref. SW/TMS/303a/23 dated 25/10/2023).

Install a flexible bracing system between the three main stems.

**Decision required by:** Information purposes only due to high levels of public interest. NOTED.

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**Application Number:** P/TRT/2024/00465

**Location:** 20 Stowell Crescent Wareham BH20 4PY

**Proposal:** A - Flowering Cherry - Fell.

B - Conifer - Fell and replace with Witch Hazel.

C - Bramley Apple - Fell.

D - Pear, E - Apple, F - Apple, G - Pear - Fell and replace

**Decision required by:** Information purposes only. NOTED.

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**Application Number:** P/HOU/2024/00074

**Location:** 18 Ropers Lane Wareham BH20 4QT

**Proposal:** Erect a single storey 'infill' type extension

**Additional Case Officer Remarks:** PC amended valid date

**Decision required by:** 19 February 2024

**Decision:** No Objection

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**Application Number:** P/ADV/2024/00323

**Location:** 1A South Street Wareham BH20 4LR

**Proposal:** Replace statutory signage with new including

Replace 1no. Projecting signage with new 500mm. Retain existing brackets.

Existing Projecting sign brackets to be painted in blue to match new fascia.

Replace 3no. Fascia and 1no. Logo with 3no. New blue fascia & 1no. New 185mm logo height.

Logo size reduced to comply with safe zone. Omit 1no. logo.

Decision required by: 16 February 2024

Decision: No Objection

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Application Number: P/LBC/2024/00339

Location: 1A South Street Wareham BH20 4LR

Proposal: Replace 1no. Projecting signage with new 500mm. Retain existing brackets.

Existing Projecting sign brackets to be painted in blue to match new fascia.

Replace 3no. Fascia and 1no. Logo with 3no. New blue fascia & 1no. New 185mm logo height.

Logo size reduced to comply with safe zone. Omit 1no. logo.

Replace statutory signage with new.

Internal Blind removal to be investigated

Decision required by: 19 February 2024

Decision: No Objection

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Application Number: P/LBC/2024/00208

Location: 49A North Street Wareham BH20 4AD

Proposal: Replace 2 number sash windows in flat

Decision required by: 20 February 2024

Decision: No Objection

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**P&T 091/24 Planning Decisions**

The planning decisions report was noted.

**P&T 092/24 Letter regarding the Wareham Walls Parking**

The letter was considered. It was **RESOLVED** to add a sentence reminding residents that the Ancient Walls of Wareham begin at the kerbside. The letter was approved for circulation subject to the revision.

**P&T 093/23 Any other items the Chairman deems urgent**

There were no items deemed urgent.

**P&T 094/24      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 28 February 2024.

Chairman.....      Date.....

DRAFT



<u>Application Number</u>	<u>Location</u>	<u>Proposal</u>	<u>WTC Decision</u>	<u>ITEM 7</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/2022/01319	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/HOU/2023/06781	11A Bestwall Road Wareham BH20 4HY	Proposed Single Storey Front and Two Storey Rear Extension with Rooms in a New Roof	<p>The existing bungalow built circa 1970 has always been at odds with the general character of the street due to its restrictive site width. The Council considers the proposal to increase the floor area from 59.3 m2 to 164.5 m2, an increase of 105.2 m2 or 177% and to increase the ridge height to provide first floor accommodation within two large dormers to be over development of the site and out of keeping with the street scene, the neighbouring properties being single storey bungalows.</p> <p>The Council considered the proposal, and it does not represent good design and is contrary to paragraphs 124, 127 (a), (b) &amp; (c) and 130 of the National Planning Policy Framework and Policy D: Design, first three bullet points of the Purbeck Local Plan Part 1.</p> <p>Additionally due to the buildings closeness to the side boundaries the significant increase in height and bulk will result in additional loss of light and overshadowing of the adjacent bungalows contrary to the advice given in paragraph 12D, 38 and 39 of the Purbeck District Design Guide.</p> <p>Further, the proposed very large balcony will provide a 180-degree view of the neighbouring properties. This is due to the low height of the projecting walls that support the east and west mono pitched roofs. This will result in a loss of privacy to the adjoining properties, due to overlooking, contrary to paragraph 43 of the Purbeck District Design Guide.</p>	Under officer consideration
P/HOU/2023/06803	98 Wessex Oval Wareham Dorset BH20 4BS	New bay window to front elevation, with extended roof forming storm porch. New single storey rear extension with associated alterations	No objection	Application Approved
P/LBC/2023/07157	Red Lion Hotel North Street Wareham BH20 4AB	Rehabilitation of building, including internal and external alterations and provision of three new dwellings	No objection	Under officer consideration
P/FUL/2023/07156	Red Lion Hotel North Street Wareham BH20 4AB	Rehabilitation of building, including internal and external alterations and provision of three new dwellings	No objection	Out to consultation
P/HOU/2023/06919	138 Wessex Oval Wareham BH20 4BT	Erect rear single storey extension to provide w.c. and laundry room.	No objection	Application Approved
P/FUL/2023/07296	10A South Street Wareham Dorset BH20 4LT	Installation of new extraction system and associated sound proofing works	No objection	Application withdrawn
P/LBC/2023/07297	10A South Street Wareham Dorset BH20 4LT	Installation of new extraction system and associated sound proofing works	No objection	Application withdrawn
P/HOU/2024/00074	18 Ropers Lane Wareham BH20 4QT	Erect a single storey 'infill' type extension	No objection	Out to consultation
P/HOU/2023/07405	The Old Vineries 8 Westport Road Wareham BH20 4PR	Change concrete pan tiles for plain clay tiles, Enlarge and alter dormer on east roof slope. Enlarge one first floor window to include Juliette balcony	No objection	Application Approved

**From:**  
**To:** [Office](#)  
**Subject:** Heavy traffic in Ropers lane Wareham  
**Date:** 09 February 2024 14:24:19

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Hi, Clerk: Nicola Gray

I sent this email to:

[customerservices@dorsetcouncil.gov.uk](mailto:customerservices@dorsetcouncil.gov.uk)

Is there a way of reducing the large vans that constantly travel up and down Ropers Lane Wareham. I live and own a grade-listed 2 house in Ropers Lane, Wareham and I am worried about the possible damage to my house through vibrations of the ever-increasing numbers of large, supermarkets and other delivery vans and lorries using Ropers Lane, Wareham.

Can you advise me, please

They responded by asking me to get in touch with you can you help?