



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

8 JANUARY 2025

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 **14 January 2025** 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 B Dean (Chair)
Councillor D Cleaton
Councillor A Dallimore
Councillor D Budd

Councillor D Robinson (Vice Chair)
Councillor M Hill
Councillor S Dean
Councillor M Tighe

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.



14 January 2025 at 7pm

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 26 November 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 26 November 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/LBC/2024/06685
Location: 3 The Quay Wareham BH20 4LP
Proposal: Internal alterations, repair, maintenance & refurbishment to private single occupancy dwelling

Decision required by: 15 JANUARY 2025 (EXTENDED)

Application Number: P/LBC/2024/07181
Location: 52 West Street Wareham BH20 4JZ
Proposal: To insert roof light in rear elevation roof slope

Decision required by: 15 JANUARY 2025 (EXTENDED)

Application Number: P/TRT/2024/06404
Location: The Priory Hotel Church Green Wareham BH20 4ND
Proposal: T1 Cypress - Fell and replant

Decision required by: Information purposes only

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. 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).

9. Date of next meeting

To note the date of the next meeting, which is scheduled for **28 January 2025** at **7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 26 November 2024 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

Committee Members Present: Councillors B Dean (Chair), D Robinson (Vice Chair), D Budd, D Cleaton, A Dallimore, S Dean, M Tighe.

Officers present: N Gray, Town Clerk & RFO, S Dickins, Deputy Town Clerk

P&T 115/24 Apologies for absence

Apologies for absence were received and accepted from Cllr M Hill.

P&T 116/24 Declarations of interest

There were no declarations of interest.

P&T 117/24 Public participation time

There were no members of the public present.

P&T 118/24 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 12 November 2024 were **APPROVED** and would be signed by the Chair following the meeting.

P&T 119/24 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 120/24 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/TRT/2024/06356
Location: 8 Humber Chase Wareham BH20 4BH
Proposal: T1 Oak (One of three stems that grow close together, this one is the closest one to the property): Fell due to proximity (3 metres) to the house. T2 Oak: Reduce branches away from garage to allow up to 4 metres clearance. All cuts to be under 50mm.

Decision: NOTED

Application Number: P/VOL/2024/06448
Location: 5 St Johns Hill Wareham BH20 4NA
Proposal: Proposed internal and external alterations (with variation of condition 2 of PA P/LBC/2024/03780 to replace modern front door and adjust proposed roof windows)

Decision: It was **RESOLVED** to comment as follows:
There were no plans included in the variation application which resulted in

				ITEM 7
<u>Application Number</u>	<u>Location</u>	<u>Proposal</u>	<u>WTC Decision</u>	<u>DC Decision</u>
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	Application Approved
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 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/2024/05786	2 St Michaels Road Wareham BH20 4QU	Demolish existing garage and erect a new 3 bedroom dwelling	NO OBJECTION - Members did wish to note though that for P/FUL/2024/05786, they wanted to note their support contingent to Highways approval if possible	Under officer consideration
P/HOU/2024/05534	2A Wyatts Lane Wareham BH20 4NH	Erect wooden garden shed	NO OBJECTION	Under officer consideration
P/VOL/2024/06448	5 St Johns Hill Wareham BH20 4NA	Proposed internal and external alterations (with variation of condition 2 of PA P/LBC/2024/03780 to replace modern front door and adjust proposed roof windows)	There were no plans included in the variation application which resulted in members being not able to properly consider the application in order to provide a formal response. It would be appreciated if full information and plans be included to enable full consultation response to take place.	Under officer consideration