



Town Hall
East Street
Wareham
Dorset
BH20 4NS

2 February 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 8 FEBRUARY 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 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

8 February 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 18 January 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 18 January 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/ADV/2023/00296
Location: 11-13 South Street Wareham BH20 4LR
Proposal: Installation of a Sevilocker prescription collection machine into the existing shopfront window

Decision required by: 13 February 2023

Application Number: P/FUL/2023/00328
Location: Garage to the rear of 18 & 20 South Street Trinity Lane Wareham BH20 4LT
Proposal: Rebuild existing garage

Decision required by: 14 February 2023

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Proposal to close the Causeway

To consider the proposal to close the Causeway.

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 1 March 2023 at 7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 18 January 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, D Cleaton, B Dean, M Humphries

Officers present: N Gray, Town Clerk and RFO

531. Apologies for absence

Apologies were received and accepted from Cllr M Humphries.

532. Declarations of interest

There were no declarations of interest.

533. Public participation time

There were no members of the public present.

534. Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 7 December 2022 were approved and signed by the Chairman.

535. Matters arising from the minutes of the previous meeting

There were no matters arising from the minutes of the previous meeting.

536. 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/NMA/2022/07519
Location:	10 Bestwall Road Wareham BH20 4HZ
Proposal:	Non-material amendment to approved P/A P/HOU/2022/02882 (Erect rear single storey extension with integral single garage plus carport, front roof window and changes to external roof and wall finishes) to reduce the scheme to save costs

Decision required by:	N/A – FOR INFORMATION ONLY
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Decision:	NOTED
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Application Number:	P/HOU/2022/07440
Location:	Flat 2 South Bestwall House 2 Bestwall Road Wareham Dorset BH20 4HZ
Proposal:	Demolish existing single story flat roof kitchen extension and demolish existing conservatory,

rebuild new Orangery with Re-in statement of chimneys as passed on previous applications

Decision required by: 22 December 2022 (Ext agreed to 19 January 2023)

Decision: No Objection

Application Number: P/LBC/2022/07441

Location: Flat 2 South Bestwall House 2 Bestwall Road
Wareham Dorset BH20 4HZ

Proposal: Demolish existing single story flat roof kitchen extension and demolish existing conservatory, rebuild new Orangery with re-instatement of chimneys as passed on previous applications

Decision required by: 22 December 2022 (Ext agreed to 19 January 2023)

Decision: No Objection

Application Number: P/HOU/2022/07736

Location: 195 Northmoor Way Wareham BH20 4DE

Proposal: Erect proposed single storey rear extension and alterations. New porch to front. New window to side elevation.

Decision required by: 19 January 2023

Decision: No Objection

Application Number: P/TRC/2023/00145

Location: Land adjacent to 1 Wyatts Lane, Wareham, BH20 4NH

Proposal: T1 Ash - Fell to ground level.

Decision required by: N/A – FOR INFORMATION PURPOSES ONLY

Decision: NOTED

537. Planning Decisions

The Planning Decisions report was noted.

538. Tree Preservation Order

The Committee considered the item, and it was **RESOLVED** that there were No Objections.

539. Enforcement Action Information in Respect of Illuminated Signage

The Committee considered and NOTED the responses from Dorset Council.

540. Sitting Out Application

The Committee considered the application and **RESOLVED** to retrospectively approve the majority decision given by email which was to have No Objection.

541. Any other items the Chairman deems urgent

There were no items deemed urgent.

542. 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 8 February 2023.

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

Draft

				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

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
6/2021/0342	Swineham Farm Bestwall Road Wareham BH20 4JD	Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities.	OBJECTION - The Committee reiterates its previous objection from 25 August 2021 and 22 June 2022 and remains concerned at the intensification and commercialisation of the area which is counter to the planning designations afforded to the area. It is noted that the planning application form states that the application site is not within an area at risk of flooding when the environment agency flood risk map clearly shows it is.	Awaiting sign off
P/FUL/2022/04609	Wareham Riverboats, Abbotts Quay, Wareham BH20 4LW	Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth	OBJECTION - Members were concerned about the application's impact on the public slipway. The application indicated, by outline in red, that the whole area including the slipway was in the ownership of the applicant, which is factually incorrect, and a request be made of the Planning Authority to decline the application and an investigation as to the ownership of land above the highwater mark and the public slipway be carried out to establish the public access which must remain in place, and to determine whether the application is factually correct. There is a potential for the public to lose access if this application is granted in its current form.	Awaiting sign off
P/HOU/2022/04599	5 Frome Road Wareham BH20 4QA	Construct front porch and two single storey rear extensions with raised terrace	No objection	Granted
P/HOU/2022/07336	31 Sherford Close Wareham BH20 4JL	Erect rear and side extension in brick to match existing and pitched (hipped) roof	No objection	Granted

P/HOU/2022/07440	Flat 2 South Bestwall House 2 Bestwall Road Wareham Dorset BH20 4HZ	Demolish existing single story flat roof kitchen extension and demolish existing conservatory, rebuild new Orangery with Re-in statement of chimneys as passed on previous applications	No objection	Granted
P/LBC/2022/07441	Flat 2 South Bestwall House 2 Bestwall Road Wareham Dorset BH20 4HZ	Demolish existing single story flat roof kitchen extension and demolish existing conservatory, rebuild new Orangery with re-instatement of chimneys as passed on previous applications	No objection	Granted
P/HOU/2022/07736	195 Northmoor Way Wareham BH20 4DE	Erect proposed single storey rear extension and alterations. New porch to front. New window to side elevation.	No objection	Under officer consideration

From:
To: [Nicola Gray](#); [Cllr. Beryl Ezzard](#); [Cllr. Ryan Holloway](#)
Cc: [Deputy Clerk](#)
Subject: FW: Wareham/Stoborough Causeway
Date: 20 January 2023 13:08:55
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi All

Please see thread below regarding request to make recent closure of “causeway” permanent.

Sen Tech Off - Team Ldr (Highways)
Economic Growth and Infrastructure
Dorset Council



dorsetcouncil.gov.uk



From:
Sent: 20 January 2023 13:07
To:
Cc:
Subject: FW: Wareham/Stoborough Causeway

Hello Jack and thank you for your email below which has been forwarded to me for response.

Dorset Highways would only consider requests for major changes to the highway network such as this – if they were formally made by Wareham Town Council and Arne Parish Council with the full support of the DC Councillors for the area. Cllrs Beryl Ezzard and Ryan Holloway. In the 1st instance I would advise contacting Wareham TC to discuss.

From Dorset Highways perspective -I do not think that we would support this request, although your observations do point to possible benefits there my also be other opinions from local residents, businesses, emergency services etc.

Like I say – a good start point for this request would be a chat with TC.

Sen Tech Off - Team Ldr (Highways)
Economic Growth and Infrastructure

Dorset Council

dorsetcouncil.gov.uk



From:

Sent: 20 January 2023 11:16

To:

Subject: Fwd: Wareham/Stoborough Causeway

Hi Steve,

Not sure who I should forward this email over to for a reply to the customer.

Dave

Sent from [Outlook for Android](#)

From: Customer Services <customerservices@dorsetcouncil.gov.uk>

Sent: Friday, January 20, 2023 10:11:31 AM

To:

Subject: FW: Wareham/Stoborough Causeway

Hello Dave

Please see details below, can you advise the customer on this matter or advise if the need to contact a different department to advise on

Thank you

Customer Services, Libraries & Archives
Dorset Council

dorsetcouncil.gov.uk





From: DorsetTravelTeam <dt@dorsetcouncil.gov.uk>
Sent: 20 January 2023 07:15
To: Customer Services <customerservices@dorsetcouncil.gov.uk>
Subject: FW: Wareham/Stoborough Causeway

Good morning,

Please see below. I am unsure which department that would fall under.

Kind regards,

Transport Development Support Officer
Dorset Council

dorsetcouncil.gov.uk



From:
Sent: 19 January 2023 17:00
To: DorsetTravelTeam <dt@dorsetcouncil.gov.uk>
Subject: Wareham/Stoborough Causeway

Good Afternoon,

I am writing to raise my views about the Causeway between Wareham and Stoborough, the B3075.

As you know it has recently flooded. As a resident of North Stoborough this is unsettling for the future however I am inspired by how nice it is to have it closed for vehicle access.

It is a beautiful walk across the Causeway into Wareham and I believe it would be lovely as a shared use cycle/pedestrianised space rather than a road.

In a car it is no different driving around the bypass than coming through Wareham/Causeway and it would reduce the volume of traffic that moves through Wareham as a whole reducing congestion.

There is no doubt that in years to come major works will have to be done to the Causeway such as improving water flow underneath to prevent flooding. I hope that in the plans the council

consider making this a fully pedestrianised link to Wareham in the process.

Please reply to this email so that I know my opinion has been raised and let me know if there are any ways I can take this idea further.

Kind Regards,

Jack

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