



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

10 September 2020

To: All Members of the Planning and Transport Committee

NOTICE IS HEREBY GIVEN that a meeting of the **PLANNING AND TRANSPORT COMMITTEE** will be held on **16 September 2020** via Zoom at **7.00pm** for the purpose of transacting the business set out in the Agenda below.

Public Participation

Due to the current government coronavirus response, the Town Council will be meeting online. Members of the public are encouraged to submit their questions or comments under 'Public Participation' in advance of the meeting to the Clerk and these will be made available to all Councillors. Members of the public may also link in to observe the meeting using the details below:

The Zoom meeting ID is: 88616305316

Or click here: <https://us02web.zoom.us/j/88616305316>

Vanessa Ricketts
Town Clerk

Members of the Planning and Transport Committee:

Councillor K Green (Chairman)
Councillor D Budd
Councillor B Dean
Councillor M Humphries

Councillor R Schofield (Vice Chairman)
Councillor D Cleaton
Councillor Z Gover

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 makes 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.



16 September 2020

- 1. Apologies for absence**
- 2. Declarations of interest**
- 3. Public participation time**

Members of the public have been encouraged to submit their questions or comments under 'Public Participation' in advance of the meeting to the Clerk and these have been made available to all Councillors. The response to these questions or comments will be addressed at this point.

- 4. Confirmation of the minutes of the previous meeting**

To confirm the minutes of the previous meeting held on 26 August 2020.

- 5. Matters arising from the minutes of the previous Planning and Transport meeting**

To consider any matters arising from the minutes of the meeting held on Wednesday 26 August 2020.

- 6. Planning Applications**

The following planning application were received from Dorset Council, in its capacity as the local Planning Authority, for Wareham Town Council to consider.

For information only – no decision required:

Application No: 6/2020/0384
Applicant Name: Mr Solen
Location: 8 Baggs Lane, Wareham, BH20 4FJ
Development: **Certificate of Lawfulness (Proposed)** to construct a rear dormer to form habitable accommodation
Case Officer: Cari Wooldridge
Support Officer: Helen Nolan

- 8. Tree Work Applications**

TWA2020/089

Location: 40 & 42 Cow Lane, Wareham, BH20 4RE

Description: (T1) Laurel (42 Cow Lane) - fell; (T2) Cypress (40 Cow Lane) - crown lift to 4m above ground level over garden of no. 42 and shed, crown reduce remaining prominent section of crown overhanging boundary by up to 2m

Conservation Area: Wareham Conservation Area

TPO/2020/089

Location: 32 Stowell Crescent, Wareham, BH20 4PZ

Description: (T1) Eucalyptus - fell and replant with different species Tree
Preservation Order: District of Purbeck (Worgret Road No.2, Wareham) TPO 2007
(Ref. TPO 325)

TPO/2020/091

Location: 129 Wessex Oval, Wareham, BH20 4BS

Description: (G4) Oak - reduce all lateral growth hanging over garden by a maximum of 2m to suitable growth points; remove major dead wood and broken branches; crown lift to 5m above ground level including the removal of the lowest truncated primary branch Tree Preservation Order: District of Purbeck (Ferncroft Lane, Wareham) TPO 1982 (Ref. TPO 165)

9. Suspension of parking in West Street, Wareham

To discuss the recent suspension of 10 metres of parking outside the butchers to enable queuing customers and pedestrians to pass safely. Does the Town Council consider that this has been successful and is it required after 26th September?

10. Government White Paper – Planning for the Future

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf

11. Proposed Development – Rear of 12 to 16 Bere Road

To consider the proposed street name of 'Woodbury Gardens' for this development, as suggested by Cawdor Construction Developments Ltd.

12. Government Consultation - Pavement Parking

<https://www.gov.uk/government/consultations/managing-pavement-parking/pavement-parking-options-for-change>

13. Any other items the Chairman deems urgent

For report, information or for the agenda at the next meeting of the Planning and Transport Committee only.

14. Date of next meeting

To note the date of the next meeting, which is scheduled for **Wednesday 7 October 2020** at **7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 26 August 2020 via Zoom at 7.00pm.

Committee Members Present: Councillors K Green (Chairman), R Schofield (Vice Chairman), D Budd, D Cleaton, B Dean, M Humphries

Officers present: T Bailey, Committee Clerk

109. Apologies for absence

Apologies were received from Councillor Z Gover

110. Declarations of interest

There were no declarations of interest.

111. Public participation time

There was 1 member of the public present. The member of the public wished to discuss their planning application 6/2020/0262, further to the prior objection of the application by Wareham Town Council.

On hearing from the member of the public, the Committee were able to review their previous findings and remove their objection.

112. Confirmation of the minutes of the previous meeting

The minutes of the previous meeting of the Planning and Transport Committee held on 15 July 2020 were presented by the Chairman.

Resolved that the minutes be taken as read, confirmed and signed by the Chairman.

113. Matters arising from the minutes of the previous meeting

Minute 32: Further to the presentation by the member of public during participation time, the Committee had reviewed its original decision.

Resolved that the prior decision to object to planning application 6/2020/0262 be overturned and that Dorset Council be informed.

114. Wareham Town Council - Delegated Decisions

To note the following Planning Applications and any decisions, as agreed by the Chairman, Vice-Chairman and the Town Clerk, as per the Terms of Reference.

Application No: 6/2020/0328
Applicant Name: Angela & Christopher Gray
Location: 1 Hardy Road, Wareham, BH20 4QB
Development: Raise roof ridge height to create first floor habitable accommodation. Associated alterations and extensions. Erect timber outbuilding (summer house) in rear garden.
Case Officer: Alexandra Dones
Support Officer: Linda Webber

Decision: **No objection**

Application No: 6/2020/0331
Applicant Name: Mr Martin Ford
Location: 2A Mill Lane, Wareham, BH20 4RA
Development: Proposed garage conversion to habitable accommodation
Case Officer: Simon Burditt
Officer: Helen Nolan

Decision: **No objection**

Application No: 6/2019/0542
Applicant Name: Mrs Tess Simon
Location: 23 East Street, Wareham, BH20 4NN
Development: Erect dormer windows to front and rear of property to convert loft to habitable accommodation and erect a lean-to kitchen extension and insert 2 new windows on side elevation.
Case Officer: Ros Drane
Support Officer: Chelsey Golledge

Decision: **No objection**

Resolved that the delegated decisions be noted and accepted.

115. Dorset Council – Delegated Planning Decisions

The following planning application were received from Dorset Council, in its capacity as the local Planning Authority, for Wareham Town Council to consider.

Application No: 6/2020/0311
Applicant Name: Mr Steve Carpenter
Location: 5 Bere Road, Wareham, BH20 4DB
Development: Erect single storey front & rear extensions and erect porch. Construct driveway.
Case Officer: Cari Wooldridge
Support Officer: Genevieve Duffy
Decision: **No objection**

116. Meeting Adjourned

It was agreed that the meeting be adjourned, due a time restriction on the Zoom software, and reconvened on Thursday 27 August at 7pm.

117. Meeting Reconvened

The meeting of the Planning and Transport Committee was reconvened at 7pm on Thursday 27 August 2020.

118. Dorset Council – Delegated Planning Decisions

The following planning applications were received from Dorset Council, in its capacity as the local Planning Authority, for Wareham Town Council to consider.

Application No: 6/2020/0345
Applicant Name: Westcroft Construction Ltd
Location: 4 St Michaels Road Wareham BH20 4QU
Development: Demolish existing outbuilding and single storey extension on north elevation. Erect three dwellings.
Case Officer: Alexandra Dones
Support Officer: Linda Webber

Decision: **Objection**

Resolved that this application be objected to, on the following grounds:

1. Over-development

4 dwellings on a site area of 367 sq m equates to 109 dwellings per hectare, significantly higher than the new development at the junction of Cow Lane and Mill Lane.

2. Out of character with the immediate area

Existing development at the junction of Cow Lane with Ropers Lane and St Michaels Road is set back from the front boundaries and does not 'turn the corner' giving an open feel, buildings close to the site boundaries, particularly at the corner fails to maintain this openness and will be detrimental to the character of the area.

3. Private amenity space

The courtyards are only 4 m deep, all less than examples given in the Planning and Heritage Statement for the other proposed and implemented developments in St Michaels Road. Additionally the corner property faces the overbearing gable end wall of the 2-storey detached house resulting in a sub-standard amenity space and living environment.

4. Lack of on-site parking

To support only 2 on-site parking spaces the applicant states that 'parking is often on street', but the homes in the area without parking predate mass car ownership.

The agent states that there are currently only two on-site parking spaces, but I contend the existing site provides three 4.8 x 2.4 m parking spaces, with 2 to the west of the existing garage. The net result is to increase the number of houses by 3 and reduce the number of on-site parking spaces by 1.

The Wareham Neighbourhood Plan Policy H10 – Parking Space requires at least one dedicated parking space per unit provided on-plot and at the rear of or behind

the front of the buildings. The most recent nearby development on the corner of Cow Lane and Mill Lane meets this requirement.

On-street parking in the vicinity of the application site is at a premium and issues of obstruction of the highway have been reported to the Council.

Application No: 6/2020/0360
Applicant Name: Mr & Mrs Bugler
Location: 109 Northmoor Way Wareham BH20 4EQ
Development: Erect a single storey front extension
Case Officer: John Hartigan
Support Officer: Linda Webber

Decision: **No objection**

119. The Old Granary Coffee Trailer

Dorset Council Highways Department had agreed to a trial to alter the sitting out licence of the The Old Granary at the Quay in Wareham. The Old Granary had requested the replacement of several tables and chairs with a small self-contained 'coffee dispenser', on a temporary basis. The Highways Department had welcomed feedback from the Town Council.

Further to discussion surrounding the unknown length of the trial, it was

Resolved that the Committee would not wish to see this arrangement continue beyond the end of September. It seemed that the 'coffee dispenser' had been placed directly outside of the main door and not as they had been led to believe, in place of 'several tables and chairs'. In addition, the building is Grade II Listed and the current arrangement with the 'coffee dispenser' was felt to be detracting from the façade of the building.

120. Tree Preservation Order 508 Northmoor Park

Further to the Tree Preservation Order that was an Agenda item of the Planning and Transport Committee of 15 July. The Town Clerk had undertaken to ascertain the ownership of the land on which the trees in question resided.

Resolved that the ownership of the land be noted as that belonging to Moorish Builders.

121. Parking in Ropers Lane

Correspondence from a resident in Ropers Lane was discussed and led on to a more in-depth discussion about the dangerous and often illegal parking within Wareham. Whilst it was noted that the Town Clerk and Operations Manager had raised the issue at Dorset Council on a number of occasions and were aware of the resourcing issues, the Committee requested that the matter be raised at a meeting of full Council so that a letter could be drafted on behalf of the Town Council to Dorset Council in order that a resolution to the ongoing problem be found.

Resolved that the request be passed to the Town Clerk for inclusion on the Agenda for Full Council.

122. Any other items the Chairman deems urgent

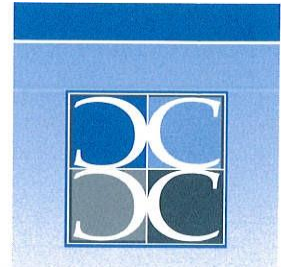
The Chairman raised no urgent items.

123. 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 September 2020.

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

ITEM 11



When telephoning please use my direct dial: 01202 233975 Or
email me at: hmacbeth@cawdor.biz

Wareham Town Council LIMITED
Town Hall, East Street
Wareham

Dorset

Bi-120 4NS

27 August 2020

KNOWLE HOUSE

WORGRET GARDENS

WAREHAM
DORSET BH20 4FD
TELEPHONE: 01202 233332

EMAIL: contact@cawdor.biz
WEB: www.cawdor.biz

Dear Sir/Madam,

Proposed Development - Rear of 12 to 16 Bere Road, Wareham

Prior to the commencement of development at the rear of 12 to 16 Bere Road, Wareham, we would like to consult you on the proposed street name for the new development (be that for a scheme of four dwellings under planning permission 6/2019/0589 or three dwellings under planning application 6/2020/0239).

We would like to propose the following new street name:

Woodbury Gardens

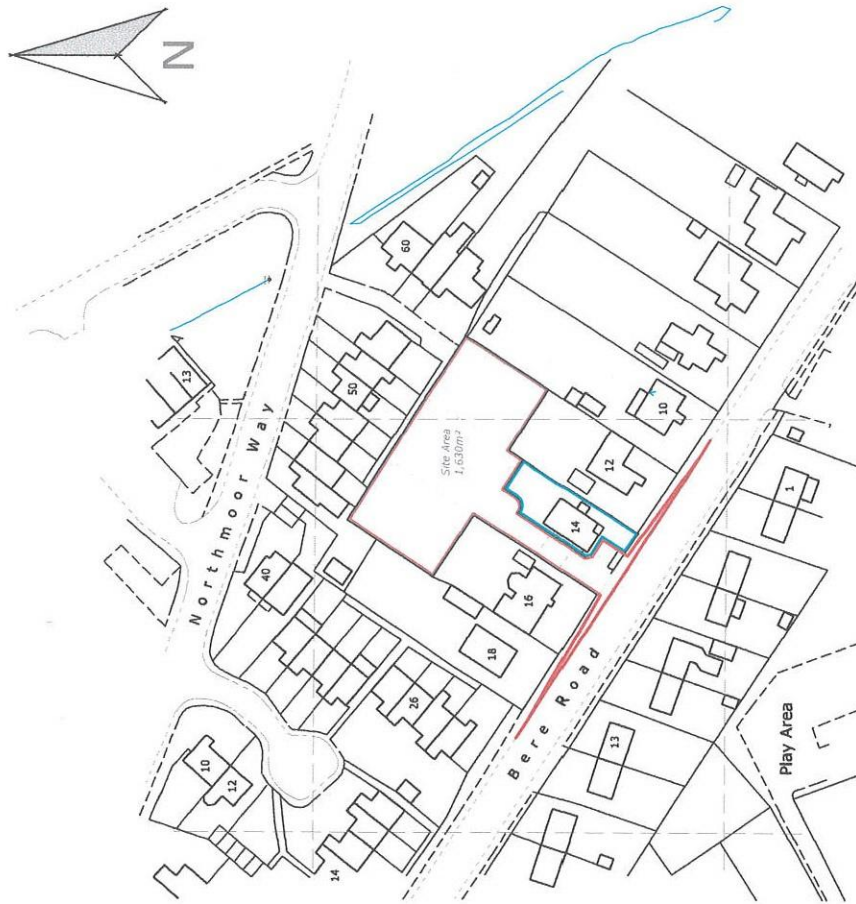
We have undertaken research of the area and we are not aware of any street names in Wareham that begin with "Woodbury".

Please could you consider this suggestion and let me know if you think it is appropriate for the proposed development.

Yours faithfully,

HAMISH MACBETH
Director

Stephen J Whitham associates Ltd.
All dimensions to be checked on site and any discrepancy reported before
commencement of works.



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Rev. D 19/10/2019 Boundary/red line amendments.
Rev. C 20/08/2019 Minor amendments.
Rev. B 15/04/2019 Site boundaries/red line amended.
Rev. A --/--/2018 Site boundaries/red line amended.

scale: **1: 1250 @ A3** job no. **S1292** dwg. no. **01d**
date: **Sept. 2018**

Quince Cottage, Coach Road, Manor Road, Stourpaine, Blandford DT11 8TL
tel: 01258 489312 email: stephen@whitham.net

ITEM 11

Location Plan 1: 1250

project:
Proposed Development;
Land r/o 12-16 Bere Road, Wareham BH20 4DD
For: **Cawdor Construction Developments Ltd.**

architecture + planning

