



Minutes of a meeting of the Planning and Transport Committee held on Wednesday 17 January 2024 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, B Dean, D Cleaton, M Humphries, D Robinson

Officers present: N Gray, Town Clerk and RFO

P&T 075/24 Apologies for absence

There were no apologies for absence.

P&T 076/24 Declarations of interest

There were no declarations of interest.

P&T 077/24 Public participation time

There were no members of the public present.

P&T 078/24 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 29 November 2023 were approved and signed by the Chairman.

P&T 079/24 Matters arising from the minutes of the previous meeting

The Clerk read out the objection which had been drafted following the meeting from members comments made at the meeting.

Wareham Town Council heard from a number of members of public at its Planning and Transport Committee meeting on Wednesday evening, and although it does not have any expertise in respect of Arboriculture, it did consider the expert's report in depth. The public mood regarding the tree is extremely divided and contentious. The Committee felt that as the report specified that there were valid alternatives to cutting the tree down completely, it would be prudent to take preventative action to try and save the tree before a decision to cut it down be made. In addition, the Committee considered that it would be prudent to plant 2 further trees to commence growing whilst an attempt to save the established tree was made. This provides a sensible succession plan, and it should be recognised that growing trees provide greater environmental benefit than well-established trees.

P&T 080/24 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/HOU/2023/06781

Location: 11A Bestwall Road Wareham BH20 4HY

Proposal: Proposed Single Storey Front and Two Storey Rear Extension with Rooms in a New Roof

Decision: **OBJECTION** – 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.

The Council considered the proposal, and it does not represent good design and is contrary to paragraphs 124, 127 (a), (b) & (c) and 130 of the National Planning Policy Framework and Policy D: Design, first three bullet points of the Purbeck Local Plan Part 1.

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.

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.

Application Number: P/HOU/2023/06803
Location: 98 Wessex Oval Wareham Dorset BH20 4BS
Proposal: New bay window to front elevation, with extended roof forming storm porch. New single storey rear extension with associated alterations.

Decision: NO OBJECTION

Application Number: P/HOU/2023/06919
Location: 138 Wessex Oval Wareham BH20 4BT
Proposal: Erect rear single storey extension to provide w.c. and laundry room.

Decision: NO OBJECTION

Application Number: P/LBC/2023/07157
Location: Red Lion Hotel North Street Wareham BH20 4AB
Proposal: Rehabilitation of building, including internal and external alterations and provision of three new dwellings

AND

Application Number: P/FUL/2023/07156
Location: Red Lion Hotel North Street Wareham BH20 4AB
Proposal: Rehabilitation of building, including internal and external alterations and provision of three new dwellings

Decision: **NO OBJECTION** – justification in respect of the planning application's matters which breached the Neighbourhood Plan would be drafted following the meeting and submitted to the Planning Authority for explanation.

Application Number: **P/FUL/2023/07296**

Location: **10A South Street Wareham Dorset BH20 4LT**
Proposal: **Installation of new extraction system and associated sound proofing works**

AND

Application Number: **P/LBC/2023/07297**
Location: **10A South Street Wareham Dorset BH20 4LT**
Proposal: **Installation of new extraction system and associated sound proofing works**

Decision: **NO OBJECTION**

Application Number: **P/HOU/2023/07405**
Location: **The Old Vineries 8 Westport Road Wareham BH20 4PR**
Proposal: **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**

Decision: **NO OBJECTION**

Application Number: **P/HOU/2024/00074**
Location: **18 Ropers Lane Wareham BH20 4QT**
Proposal: **Erect a single storey 'infill' type extension.**

Decision: **NO OBJECTION**

P&T 081/24 Planning Decisions

The planning decisions report was noted.

P&T 082/24 Planning Enforcement Decisions

The email informing members of the enforcement action taken was noted.

P&T 083/24 Any other items the Chairman deems urgent

There were no items deemed urgent.

P&T 084/24 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 7 February 2024.

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