



**Minutes of a meeting of the Planning and Transport Committee held on Wednesday 20 March 2024 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.**

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

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

**P&T 105/24 Apologies for absence**

Apologies for absence were received and accepted from Cllr D Cleaton.

**P&T 106/24 Declarations of interest**

There were no declarations of interest.

**P&T 107/24 Public participation time**

There was one member of the public present who spoke regarding traffic damage to housing in West Street.

**P&T 108/24 Traffic Damage to Housing in West Street**

Item 8 on the Agenda was brought forward by the Chairman for consideration.

It was **RESOLVED** that the Clerk write to Highways Department, Dorset Council, to invite their suggestions for a solution to this matter, but with consideration of a traffic bollard being placed on the pavement to provide some protection.

**P&T 109/24 Confirmation of the minutes of the previous meeting**

It was **RESOLVED** that the minutes of the meeting held on 28 February 2024 were approved and would be signed by the Chairman following the meeting.

**P&T 110/24 Matters arising from the minutes of the previous meeting**

Cllr Budd reported that the sparkly fascia for 5 West Street had been removed.

Cllr Dean reported that the iron gates on the Manor House had been replaced and appeared to have been renovated prior to re-painting.

**P&T 110/24 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:

<b>Application Number:</b>	<b>P/HOU/2024/01103</b>
<b>Location:</b>	<b>108 Wessex Oval Wareham BH20 4BS</b>
<b>Proposal:</b>	<b>Proposed conversion of existing garage to form annexe ancillary to main house</b>

**Decision:** **OBJECTION – The conversion represents a separate dwelling within the curtilage of an existing property that allows all amenities to be used and signifies backland development, which should be resisted.**

**Application Number:** **P/HOU/2024/01013**  
**Location:** **39 Worgret Road Wareham BH20 4PH**  
**Proposal:** **Two storey side extension**

**Decision:** **OBJECTION – The two-storey flat roofed extension is out of character with the grain of development along Worgret Road, where extensions have been pitched roofed and mainly single storey. The property has previously been extended to the east with a single storey extension, with a low-pitched roof that failed to enhance the appearance of the original 1950's property. The proposed new extension will result in a built development right across the whole site frontage abutting the western boundary with approximately 2.5 metres of No. 41 the adjacent bungalow. This raises issues of overshadowing and being overbearing due to the proximity, height, and mass of the proposed side extension. The first floor of the extension is annotated as office/store. An office use within a dwelling house should be limited to working online by the house owner with no employed staff or business callers to protect the amenity of the surrounding neighbours. The Council considers the proposal 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 bungalow contrary to the advice given in paragraph 12D, 38 and 39 of the Purbeck District Design Guide.**

**Application Number:** **P/LBC/2024/00978**  
**Location:** **9 Manor House South Street Wareham BH20 4LR**

**Proposal:** Install gas central heating, secondary glazing, a new bathroom and solar panels to the roof

**Decision:** NO OBJECTION

**Application No:** P/LBC/2024/01334  
**Location:** 32 South Street Wareham BH20 4LU  
**Proposal:** Repair and re-paint the exterior wall (front elevation only), windows & doors (front & rear).

**Decision:** NO OBJECTION

**Application Number:** P/TRT/2024/00746  
**Location:** 9 Norden Drive Wareham Dorset BH20 4SF  
**Proposal:** T1 English Oak:  
Fell. Replant with another English Oak.  
T2 English Oak:  
Remove large lateral limb over adjacent field.  
Reduce the remaining crown by 1.5m.  
T3 English Oak:  
Crown reduction by 1.5-2m

**Decision:** FOR INFORMATION PURPOSES ONLY

**P&T 111/24 Planning Decisions**

The planning decisions report was noted.

**P&T 112/24 Retrospective approval of comments submitted by email for application P/ADV/2023/07067**

It was **RESOLVED** to retrospectively approve the comments submitted by email for application P/ADV/2023/07067.

**P&T 103/23 Any other items the Chairman deems urgent**

There were no items deemed urgent.

**P&T 104/24 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 17 April 2024.

Chairman.....

Date.....