



Town Hall
East Street
Wareham
Dorset
BH20 4NS

10 December 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 **Tuesday 16 December 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 M Tighe (Chair)
Councillor D Budd
Councillor M Cotton
Councillor B Dean

Councillor D Robinson (Vice Chair)
Councillor D Cleaton
Councillor A Dallimore
Councillor M Hill

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

1. Apologies for absence

16 December 2025 at 7pm

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 Tuesday 25 November 2025

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 Tuesday 25 November 2025

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/HOU/2025/06107
Location: 5 Knightstone Close Wareham BH20 4NY
Proposal: Erect first floor extension over existing footprint

Decision required by: 25 December 2025

Application Number: P/HOU/2025/07250
Location: 2 St Michaels Road Wareham BH20 4QU
Proposal: Retain replacement side extension

Decision required by: 26 December 2025

Application Number: P/TRC/2025/06952
Location: 10 Bonnets Lane Wareham BH20 4HA
Proposal: T1 Box Elder - Fell

Decision required by: For information only

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Dorset Council Licensing Policy Consultation

To consider a response to the Dorset Council Licensing Consultation.

9. North Bestwall Road Speed Limit Reduction Request

To consider a request for support for a reduction in the speed limit on North Bestwall Road.

10. 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).

11. Date of next meeting

To note the date of the next meeting, which is scheduled for **Tuesday 13 January 2026 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 25 November 2025 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers present: S Dickens, Deputy Town Clerk, K Babbs, Administration Officer

P&T 094/25-26 Apologies for absence

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

P&T 095/25-26 Declarations of interest

There were no declarations of interest.

P&T 096/25-26 Public participation time

There was one member of the public present who did not wish to speak.

P&T 097/25-26 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 11 November 2025 were approved and would be signed by the Chair following the meeting.

P&T 098/25-26 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 099/25-26 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/FUL/2025/06653
Location: 7 Westminster Road Wareham BH20 4SP
Proposal: Erect single storey extension to existing industrial unit

Decision: NO OBJECTION

Application Number: P/LBC/2025/06556
Location: 14 West Street Wareham BH20 4JX
Proposal: Internal alterations to include reopening of doorways, create new opening and lobby access to first floor lounge. Create new doorway between courtyard and passage and demolition of first floor bathroom and ducting

Decision: NO OBJECTION

Application Number: P/LBC/2025/06672
Location: 3 South Street Wareham BH20 4LX
Proposal: Retain internal doors

Decision: NO OBJECTION

Application Number: P/LBC/2025/06483
Location: 52 West Street Wareham BH20 4JZ
Proposal: Remove wooden fireplace surround (not original) and make good chimney breast, fix floating wooden mantle with heat protector above fireplace, put steel/cast iron log burner in fireplace recess and insert flexible flue into chimney

Decision: NO OBJECTION

Application Number: P/LBC/2025/06669
Location: 20 North Street Wareham BH20 4AG
Proposal: CHANGE PROPOSED DOOR (APPROVED UNDER P/LBC/2025/01992) TO WINDOW

Decision: NO OBJECTION

Application Number: P/VOC/2025/06703
Location: Wareham Riverboats Abbots Quay Wareham BH20 4LW
Proposal: Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth (with a variation of conditions 1 and 4 of planning permission P/FUL/2022/04609 to update drawings following design changes and relocation of pump no longer required)

Decision: NO OBJECTION

Application Number: P/NMA/2025/06670
Location: 20 North Street Wareham BH20 4AG
Proposal: Non-material Amendment to replace proposed doors with casement window to planning permission P/HOU/2025/01991: Removal of wall of existing extension and erect new extension

Decision: NOTED

P&T 100/25-26 Planning Decisions

The planning decisions report was noted.

P&T 101/25-26 Bere Road signage and Yellow Bars

The Committee considered the report in respect to the update regarding Bere Road signage and matters regarding yellow bars and traffic calming.

The Deputy Clerk noted a recent discussion with a Community Speed Watch member regarding how best roads identified by the Town Council with potential speeding could best be triaged to the Community Speed Watch group and the group's recommendation that residents keep a month-long diary of speeding issues in the first instance to be reported to the Community Speed Watch group. Cllr Cotton noted her willingness to encourage residents on Bere Road to keep such diaries to support in Speed Watch being able to monitor this part of Bere Road.

Cllr B Dean noted that there had been a police presence on Bere Road monitoring the speed of passing vehicles and enquired whether the Police had been approached regarding whether their data collection could be shared with the Town Council or if this had been included within the data from Dorset Council. The Deputy Town Clerk noted that only Police road collision data had been included from the data Dorset Council. Cllr B Dean asked whether the Police could be approached to see if they hold speeding data for Bere Road beyond the collision data.

It was **RESOLVED** that Cllr Cotton encourage residents to keep diaries of speeding they witness on Bere Road to be fed back to the Community Speed Watch Group.

It was **RESOLVED** that the Deputy Town Clerk enquire whether Dorset Police hold speeding data for Bere Road.

It was **RESOLVED** that Wareham Town Council would await indicative speeding data from the Community Speed Watch group on Bere Road to inform whether a speed survey should be commissioned with a view to introducing traffic calming measures.

P&T 102/25-26 Any other items the Chairman deems urgent

Cllr Robinson noted the content of a response received to the Committee's letter regarding Town Council consultation for tree preservation orders and their planning applications. Cllr Robinson noted that the Planning Authority would amend its wording against tree preservation order planning notices, changing it from "For Information Only" and would welcome Town Council input for trees of local and historical significance.

P&T 103/25-26 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 16 December 2025 at 7:00pm.

Chairman.....

Date.....

Item 7

				ITEM 7
<u>Application Number</u>	<u>Location</u>	<u>Proposal</u>	<u>WTC Decision</u>	<u>DC Decision</u>
P/HOU/2025/05684	87 Carey Road Wareham BH20 4AZ	Erect single storey front extension and single storey first floor extension over existing garage with internal alterations	NO OBJECTION	Application Approved
P/VOC/2025/05847	2 St Michaels Road Wareham BH20 4QU	Demolish existing garage and erect a new 3-bedroom dwelling (with variation to condition 1 of planning permission P/FUL/2924/05786 to vary the approved plans to change flat roof to pitched roof and some alterations to the fenestration of the existing dwelling)	NO OBJECTION	Application going through validation as works they are looking to do cannot be done under VOC application. Full Householder application submitted 5.12.2025
P/FUL/2025/06653	7 Westminster Road Wareham BH20 4SP	Erect single storey extension to existing industrial unit	NO OBJECTION	Out to consultation
P/LBC/2025/06556	14 West Street Wareham BH20 4JX	Internal alterations to include reopening of doorways, create new opening and lobby access to first floor lounge. Create new doorway between courtyard and passage and demolition of first floor bathroom and ducting	NO OBJECTION	Under officer consideration
P/LBC/2025/06672	3 South Street Wareham BH20 4LX	Retain internal doors	NO OBJECTION	Out to consultation
P/LBC/2025/06483	52 West Street Wareham BH20 4JZ	Remove wooden fireplace surround (not original) and make good chimney breast, fix floating wooden mantle with heat protector above fireplace, put steel/cast iron log burner in fireplace recess and insert flexible flue into chimney	NO OBJECTION	Under officer consideration

P/LBC/2025/06669	20 North Street Wareham BH20 4AG	CHANGE PROPOSED DOOR (APPROVED UNDER P/LBC/2025/01992) TO WINDOW	NO OBJECTION	Out to consultation
P/VOC/2025/06703	Wareham Riverboats Abbots Quay Wareham BH20 4LW	Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth (with a variation of conditions 1 and 4 of planning permission P/FUL/2022/04609 to update drawings following design changes and relocation of pump no longer required)	NO OBJECTION	Out to consultation

PLANNING AND TRANSPORT COMMITTEE REPORT



Meeting Date: 16 December 2025

Agenda Item: 8

Subject:	Dorset Council Licensing Policy Consultation
Prepared by:	Sam Dickins, Deputy Town Clerk
Purpose of Report:	To consider a response to the Dorset Council Licensing Consultation.
Background:	<p>Dorset Council launched a consultation in respect to its Licensing Policy on 17 November 2025.</p> <p>Licensing authorities are required by the Licensing Act 2003 to publish a Licensing Policy that they propose to apply when exercising their functions under the Act. The Statement must be published at least every five years and can be reviewed from “time to time” with any amended parts re-consulted upon.</p> <p>As the Planning and Transport Committee receives planning applications pertaining to licensing, and may consider applications from premises likely to be licenced in the future, the Licensing Policy Consultation has been brought to the Committee to consider a response.</p>
Key Points:	<p>The Licensing Policy is undergoing minor amendments to its cover page, purpose and scope of the licensing policy, amendments to data within the Dorset Council area and updated contact details for relevant departments.</p> <p>This policy consultation closes on 11 January 2026.</p> <p>An executive summary of the policy and its proposed changes can be found on the Dorset Council website¹. The proposed 2026-2031 full draft policy² can also be found on the Dorset Council website.</p> <p>The expiring 2021-2026 policy version³ is also available on the Dorset Council website.</p> <p>Scope of the Policy:</p> <p>The scope of the policy covers sale and supply of alcohol both in licensed premises and by qualifying clubs at temporary events, provision of regulated entertainment and late-night refreshment.</p> <p>Scope of Consultation:</p> <p>The consultation invites open feedback on:</p> <ul style="list-style-type: none">- The policy in general- The changes made within the policy

¹<https://www.dorsetcouncil.gov.uk/w/statement-of-licensing-policy-2026-2031#executive-summary>

²https://www.dorsetcouncil.gov.uk/documents/35024/3340525/Appendix+A+Dorset_Council_Statement_of_Licensing_Policy_2026_31+DRAFT+v.1.1+%5BTCA%5D.pdf/2a020411-de0a-dc51-1695-9468cea18189

³<https://www.dorsetcouncil.gov.uk/documents/35024/3340525/DorsetCouncilStatementofLicensingPolicyFina101022021.pdf.pdf/5a1e1a78-b8e6-f73e-f3af-4512fcabf80e>



	<p>Changes to the Policy:</p> <p>Materially, there is no change within the policy other than superficial contact information and updates to statistics.</p> <p>The Committee may wish to use this as an opportunity to comment on any existing parts of the licensing policy which it feels ought to be:</p> <ul style="list-style-type: none">- Amended to meet the needs of Wareham.- Added to meet the needs of Wareham.- Removed to meet the needs of Wareham.
Implications:	<p>Failure to respond to the Dorset Council Licensing Consultation will mean an absence of the Town Council's views for how licensing is managed in the Town.</p> <p>An unsuitable Licensing Policy may lead either to local businesses and event organisers struggling to provide services of benefit to residents and visitors, or conversely a lack the robustness could lead to negative effects of poorly managed alcohol provision and licensable entertainment on the town.</p> <p>Failure to respond may be viewed by residents as the Town Council not fulfilling its stewardship responsibilities for the town.</p>
Recommendation:	<p>To consider a response to the Dorset Council Licensing Policy Consultation.</p>

PLANNING AND TRANSPORT COMMITTEE REPORT



Meeting Date: 16 December 2025

Agenda Item: 9

Subject:	North Bestwall Road Speed Limit Reduction Request
Prepared by:	Sam Dickins, Deputy Town Clerk
Purpose of Report:	To consider a request for support for a reduction in the speed limit on North Bestwall Road.
Background:	<p>A resident's request has been relayed to the Town Council by Cllr Budd to consider its support for the reduction in the speed limit on North Bestwall Road.</p> <p>The resident's concerns centre around the speed at which vehicles currently travel down the road.</p> <p>Officers have investigated the matter in consultation with Dorset Council and brought their findings for the Committee's consideration.</p>
Key Points:	<p>Unadopted road:</p> <p>North Bestwall Road is an unadopted road. Unadopted roads are not maintained by Dorset Council and are ordinarily managed by either the landowner(s), the frontages (property owners on the road) or a management company in some instances.</p> <p>As Dorset Council does not hold responsibility for the road's maintenance or management, Dorset Council can neither enforce a speed limit on the road nor does Dorset Council hold data for the current speed limit, though it is understood to be informally 30mph given its adjacency to another 30mph road.</p> <ul style="list-style-type: none">- The request is to reduce the limit on North Bestwall Road. Though specifics of the aspired reduction have not been confirmed, officers understand the likelihood to be from 30mph to 20mph. <p>As neither Dorset Council does not manage, maintain or hold responsibility for the road, it cannot assist with such a request. Dorset Council would refer residents to owners of the road in the first instance, or Police if the speeding is felt to be serious.</p> <p>Road Ownership:</p> <p>Officers have investigated the road's ownership, with a view to being able to advise the resident to contact road's owner(s) to consider the request.</p> <p>North Bestwall Road is not owned by a single entity in its entirety, making it challenging to identify who, or which parties, would need to be contacted or consulted.</p> <p>Wareham Town Council owns approximately 80 meters of North Bestwall Road, from the beginning of the road from East Street / Bestwall Road to the entrance of the allotments. Beyond this part of the road, officers have been unable to ascertain ownership. The Rempstone Estate has confirmed that their boundary ends at the wall and neither the road nor elements of it belong to Rempstone Estate.</p>



	<p>There is a possibility that the remainder of the road is either private property of North Bestwall House or the road's ownership is divided amongst other frontages or by the former quarry near the site.</p> <p>Vehicle Speed Concern:</p> <p>North Bestwall Road is comparatively less used by vehicles with its users primarily consisting of residents of the houses, delivery vehicles and users of the allotments and Scout Hut. North Bestwall Road is also used by residents and visitors for walks in the adjoining woodland as well as some horse riders.</p> <p>The Town Council has not received any recent prior reports of speeding along North Bestwall Road.</p> <p>Given the condition of much of the road, its layout and the type of usage it is unclear whether much, if any, of the vehicle using the road would easily exceed 30mph.</p> <p>As North Bestwall Road lacks segregated pavements, some of the vehicles may be perceived as though they are travelling more quickly.</p>
Implications	<p>Failure to act on or provide an acceptable response to speeding concerns raised by residents may lead to resident frustration towards the Town Council.</p> <p>Supporting a speed reduction on this road and not others where residents have raised similar concerns may lead to resident frustration towards the Town Council.</p> <p>Supporting a speed reduction which residents deem unfounded or heavy-handed may lead to resident frustration towards the Town Council.</p> <p>Supporting a speed reduction in the first instance is unlikely to directly lead to the reduction in the speed of the road without considerable further negotiation with unknown parties.</p> <p>There may be minor additional cost implications should the Council wish to support a speed reduction and then be asked to fund or contribute towards required materials to implement this. E.g. signage.</p>
Recommendation	<p>To consider whether the Committee supports the request for a reduction in the speed limit on North Bestwall Road in principle.</p> <p>To recommend the resident in identifying the remaining road's owner(s) or overseer(s) to raise their concerns and seek mutual agreement of further action or contact the police if the resident feels speeding is a serious safety concern.</p>