



Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

21 January 2026

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 27 January 2026** 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**

**27 January 2026 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 13 January 2026**

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 13 January 2026**

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/FUL/2026/00246  
**Location:** 176 Northmoor Way Wareham BH20 4SH  
**Proposal:** Sever land and erect 1no detached 3no bedroom dwelling with access, parking and associated works  
**Decision required by:** 9 February 2026

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**Application Number:** P/LBC/2026/00218  
**Location:** Thornsæta House 13 St Johns Hill Wareham BH20 4LZ  
**Proposal:** Retain emergency repair works to chimney  
**Decision required by:** 4 February 2026

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|------------------------------|---|
| <b>Application Number:</b>   | <b>P/PASO/2026/00231</b>  |
| <b>Location:</b>             | <b>Dorset NHS - Wareham Hospital Streche Road<br/>Wareham BH20 4RG</b>                                    |
| <b>Proposal:</b>             | <b>Installation of a 34.65kWp roof mounted solar PV<br/>array to southern and Western roof elevations</b> |
| <b>Decision required by:</b> | <b>Information purposes only</b>  |

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**7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

**8. 20mph Limit within Wareham Walls**

To consider whether to pursue a 20mph speed limit within the Saxon Walls.

**9. Parking on West Walls – To Follow**

To consider the Town Council's support of measures to prevent parking on West Walls.

**10. National Planning Policy Framework Consultation**

To consider the Town Council's approach to the National Planning Policy Framework Consultation.

**11. 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).

**12. Date of next meeting**

To note the date of the next meeting, which is scheduled for **Tuesday 10 February 2026 at 7.00pm**.

## Item 4



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 13 January 2026 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

**Officers present:** N Gray, Town Clerk & RFO, S Dickins, Deputy Town Clerk

**P&T 115/25-26 Apologies for absence**

Apologies were received and accepted from Cllr Robinson.

**P&T 116/25-26 Declarations of interest**

There were no declarations of interest.

**P&T 117/25-26 Public participation time**

There were four members of the public present, three of whom spoke in support of measures to improve pedestrian safety in Church Street.

**P&T 118/25-26 Confirmation of the minutes of the previous meeting**

It was **RESOLVED** that the minutes of the meeting held on 16 December 2025 were APPROVED and were signed by the Chair.

**P&T 119/25-26 Matters arising from the minutes of the previous meeting**

There were no matters arising.

**P&T 120/25-26 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:

|                            |   |
|----------------------------|---|
| <b>Application Number:</b> | <b>P/LBC/2025/07382</b>   |
| <b>Location:</b>           | <b>St Marys Church Green Wareham BH20 4ND</b>                                       |
| <b>Proposal:</b>           | <b>Partially rebuild wall along Conniger Lane with new opening to war memorial.</b> |

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| <b>Decision:</b> | <b>NO OBJECTION</b> |
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| <b>Application Number:</b> | <b>P/CLP/2025/07618</b>   |
| <b>Location:</b>           | <b>9 Trent Drive Wareham BH20 4DF</b>   |
| <b>Proposal:</b>           | <b>Convert half of the integral garage to form a WC and Utility including raising the flat roof to incorporate insulation and two roof lights</b> |

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|------------------|--------------|
| <b>Decision:</b> | <b>NOTED</b> |
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#### **P&T 121/25-26 Planning Decisions**

It was requested that Dorset Council be asked to follow up the declined application from Co-op regarding the illuminated sign, as it was still in situ.

The planning decisions report was noted.

#### **P&T 122/25-26 Bere Road Vehicle Speed and Yellow Bars Traffic Calming**

The Committee considered the report regarding the received Police speeding data in Bere Road and the feasibility of requesting yellow bar traffic calming measures.

It was **RESOLVED** that a request for the implementation of yellow bars on Bere Road be made to Dorset Council and to delegate authority to officers to authorise a speed survey if Dorset Council felt the Police data was not sufficient.

It was **RESOLVED** that the moving of the 50mph signage away from the 30mph zone be requested.

#### **P&T 123/25-26 Church Street Traffic Management Request**

The Committee considered a request from members of the public to support some form of traffic calming measures in Church Street. A discussion regarding pedestrian safety in Church Street and the need for Dorset Council to identify a suitable measure was given the Committee's support.

It was **RESOLVED** that the Committee support the case for improvements to be made in Church Street and that officers would request suitable options from Dorset Council for consideration by the Committee at a future meeting.

#### **P&T 124/25-26 Any other items the Chairman deems urgent**

There were no items deemed urgent.

#### **P&T 125/25-26 Date of next meeting**

It was noted that the next meeting of the Planning and Transport Committee was scheduled for **Tuesday 27 January 2026 at 7:00pm**.

Chairman.....

Date.....

|                                  |   |   |   | <b>ITEM 7</b>                              |
|----------------------------------|---|---|---|--|
| <b><u>Application Number</u></b> | <b><u>Location</u></b>                                | <b><u>Proposal</u></b>  | <b><u>WTC Decision</u></b>  | <b><u>DC Decision</u></b>                  |
| P/FUL/2025/06653                 | 7 Westminster Road<br>Wareham BH20 4SP                | Erect single storey extension to existing industrial unit   | <b>NO OBJECTION</b>   | Out to consultation                        |
| P/VOC/2025/06703                 | Wareham Riverboats<br>Abbots Quay Wareham<br>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) | <b>NO OBJECTION</b>   | Under officer consideration                |
| P/HOU/2025/06107                 | 5 Knightstone Close<br>Wareham BH20 4NY               | Erect first floor extension over existing footprint   | <b>NO OBJECTION</b>   | Under officer consideration                |
| P/HOU/2025/07250                 | 2 St Michaels Road<br>Wareham BH20 4QU                | Retain replacement side extension   | <b>NO OBJECTION</b>   | Under officer consideration                |
| P/TRC/2025/06952                 | 10 Bonnets Lane Wareham<br>BH20 4HA                   | T1 Box Elder - Fell   | The Committee noted that it was difficult to build a view in respect to this Tree Works application, given the lack of an explanation as to why the tree was required to be felled, any context behind the tree or any photographs of the tree itself | Response issued - see Tree Officers Report |
| P/LBC/2025/07382                 | St Marys Church Green<br>Wareham BH20 4ND             | Partially rebuild wall along Conniger Lane with new opening to the war memorial.  | <b>NO OBJECTION</b>   | Under officer consideration                |

## PLANNING AND TRANSPORT COMMITTEE REPORT

Meeting Date: 27 January 2026

### Agenda Item: 8

|                           |   |
|---------------------------|---|
| <b>Subject:</b>           | 20mph Limit within Wareham Walls  |
| <b>Prepared by:</b>       | Sam Dickins, Deputy Town Clerk  |
| <b>Purpose of Report:</b> | To consider whether to pursue a 20mph speed limit within the Saxon Walls  |
| <b>Background:</b>        | <p>The Planning and Transport Committee resolved on 08 July 2025 to pursue commissioning speed surveys within the Saxon Walls for a potential 20mph zone.</p> <p>The unbudgeted expenditure was recommended to the Policy, Resource and Finance Committee on 09 September 2025 for authorisation, where questions regarding the speed survey locations and primarily the extent of current, actual speeding within the Saxon Walls were raised.</p> <p>The matter was referred back to the Planning and Transport Committee to consider Community Speed Watch data within the Walls to understand whether speeding is currently taking place.</p>   |
| <b>Key Points:</b>        | <p><b>Speeding data within the Saxon Walls:</b></p> <p>Through discussions and reports from the Community Speed Watch Group it became clear that the group could not be allocated sites within the Wareham Walls. This was as a result of the group's data collection sites being allocated by a Dorset Police coordinator, and Dorset Police's reluctance to allocate sites within the Saxon Walls over sites outside of this area.</p> <p>Dorset Police were contacted to gain an understanding of whether they hold any speeding data within the Saxon Walls. They confirmed that only North Street had been on an enforcement monitoring list, but not for speed related issues.</p> <p>Dorset Police indicated that they would add North Street to their visit rota for speed, though it may take several months or years before any substantial data was available.</p> <p>As a result, Wareham Town Council is unable to gather speeding data from other organisations and would need to commission speed surveys from Dorset Council to make this data available. This would be an unbudgeted cost of £875 (excluding VAT) which would require authorisation from the Policy, Resources and Finance committee.</p> <p><b>Consideration of whether a 20mph limit is desirable:</b></p> <p>The Committee may wish to consider what it wishes to achieve with a 20mph speed limit within the Saxon Walls irrespective of any speeding data, the potential benefits of a 20mph scheme, the potential drawbacks, as well as how such a scheme could impact and be perceived by residents and visitors.</p> <p>The following points are not exhaustive.</p> |

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|  | <p><b>Collision Data within the Saxon Walls:</b></p> <p>Between 2015 – 2024 there were 28 recorded collisions within the Saxon Walls, of which 21 minor, 5 serious and 2 fatal. A breakdown of the available incident data is provided in Fig.1.</p> <p><b>Proportion of 20mph Zone Implementation vs. Removed 20mph Zones:</b></p> <p>Across the UK, <a href="#">30.2% of urban roads have 20mph restrictions</a><sup>1</sup>, with proportions varying by region. There had been a removal of some 20mph zones in Wales in a shift away from blanket 20mph zones in all urban and residential settings, though exact data is not available. There also was no record of 20mph zones being removed in England, though this may also be attributable to the removal costs and administrative burden of TRO amendments.</p> <p><b>Reported Benefits of 20mph limits:</b></p> <p>Benefits of 20mph speed limits include the improvement of road safety, encouragement of active travel, reported quality of life and street atmosphere improvements as well as potential environmental benefits.</p> <p><b>Injuries and fatalities:</b> There is strong evidence suggesting a significant reduction in collisions, injuries and fatalities. <a href="#">A TfL report</a><sup>2</sup> found a decrease in fatalities and injuries of 34% and 75% for child fatalities, as well as a <a href="#">parliamentary report (pp.20-21)</a><sup>3</sup> finding reductions between 10% and 22% with only signage and 24% with added physical traffic calming.</p> <p><b>Active travel encouragement / street atmosphere improvements:</b> Limited research has been undertaken in active travel increases. Published reports indicate the extent of increased walking or cycling following these schemes depends significantly on whether 20mph zones are introduced with signs only, or with physical traffic calming measures. Equally street atmosphere benefits are closely tied with the actual speed reductions achieved.</p> <p><b>Health benefits:</b> There is strong evidence that 20mph zones <a href="#">increases air quality benefiting both public health</a><sup>4</sup> as slower traffic speeds reduces particulate emissions from tyre and break wear, without negatively increasing emissions in 20mph zones.</p> <p><b>Fuel economy and emissions:</b> London Assembly and Welsh Gov reports have indicated vehicles travelling at 20mph experience a reduced demand in fuel consumption, supported by <a href="#">speed vs. CO2 production data</a><sup>5</sup>.</p> <p><b>Reported Drawbacks of 20mph limits:</b></p> <p><b>Low Compliance:</b> Department for Transport data shows <a href="#">low compliance with 20mph zones</a><sup>6</sup>, with 76% exceeding the 20mph limit but only 10% exceeding by more than 10mph. This represents a large degree of non-compliance.</p> |
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<sup>1</sup> [Report highlights clear difference in implementation of 20mph in Great Britain.](#)

<sup>2</sup> [Powerful new long-term TfL research shows 20mph speed limits save lives on London's roads](#)

<sup>3</sup> [20 mph speed limits and zones: public health impacts](#)

<sup>4</sup> [Speed, emissions & health - The impact of vehicle speed on emissions & health: an evidence summary](#)

<sup>5</sup> [Urban Traffic Research - CO2 emissions & Speed Relationship](#)

<sup>6</sup> [Vehicle speeds on 20 mph roads - data](#)



|                        |   |
|------------------------|---|
|                        | <p><b>Reported Public Perception of 20mph limits:</b> <a href="#">Parliamentary research (7.2)</a><sup>7</sup> indicates a public support for 20mph zones is “usually high” and increases after introduction in areas with 20mph, often reported around 70%-80% for those within the area but dropping to around 40% for adjoining 30mph zones. Opinion of 20mph zones may be regionally dependant, and the Committee should consider Wareham residents’ likely perception.</p> <p><b>Increased journey times:</b> 20mph zones have been criticised for increasing journey times, though given the proposed area this is unlikely to be substantial in Wareham.</p> |
| <b>Implications:</b>   | <p><b>Financial</b> – This would be an unbudgeted expenditure, and considerations should be made for any unbudgeted expenditures to ensure the Council’s ongoing financial stability and ability to carry out required activities.</p> <p><b>Uncertain Outcome</b> - It cannot be guaranteed that the area proposed by Wareham Town Council will meet the threshold for the implementation of a 20 Mph limit, though feedback from Dorset Council officers indicates the area has a significant possibility of being accepted for the scheme.</p>   |
| <b>Recommendation:</b> | <p>To consider whether the Committee wishes to pursue a 20mph speed limit within the Saxon Walls.</p> <p>To consider whether the Committee wishes to make another recommendation to the Policy, Resource and Finance Committee to authorise the required expenditure.</p> <p>To monitor Police Speed Data for North Street when it becomes available and consider the data at a future meeting, if the Committee resolves not to proceed with speed surveys.</p>  |

| <b>Collision Data within the Saxon Walls: 2015 – 2024</b> <a href="#">(verified data collated from DfT)</a> <sup>8</sup> |                 |                  |                 |                   |
|--|-----------------|------------------|-----------------|-------------------|
| Year   | Minor Incidents | Severe Incidents | Fatal Incidents | Total (all types) |
| 2024   | 2               | 0                | 0               | 2                 |
| 2023   | 2               | 1                | 0               | 3                 |
| 2022   | 3               | 1                | 0               | 4                 |
| 2021   | 1               | 0                | 0               | 1                 |
| 2020   | 5               | 0                | 0               | 5                 |
| 2019   | 1               | 0                | 0               | 1                 |
| 2018   | 1               | 0                | 1               | 2                 |
| 2017   | 1               | 0                | 0               | 1                 |
| 2016   | 2               | 2                | 1               | 5                 |
| 2015   | 3               | 1                | 0               | 4                 |
| Total over 10-year period  | 21              | 5                | 2               | 28                |

Fig. 1

<sup>7</sup> [20 mph speed limits and zones: public health impacts](#)

<sup>8</sup> [Crash Map Data sourced from Department for Transport data](#)

## PLANNING AND TRANSPORT COMMITTEE REPORT

Meeting Date: 27 January 2026

### Agenda Item: 10

|                           |  |
|---------------------------|--|
| <b>Subject:</b>           | National Planning Policy Framework Consultation  |
| <b>Prepared by:</b>       | Sam Dickins, Deputy Town Clerk   |
| <b>Purpose of Report:</b> | To consider the Town Council's approach to the National Planning Policy Framework Consultation.  |
| <b>Background:</b>        | <p>The Ministry for Housing, Communities and Local Government announced a consultation for proposed reforms and other changes to the planning system within the National Planning Policy Framework on 16 December 2025. Pages relating to the consultation can be found on the <a href="https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system">Gov.uk website</a>.<sup>1</sup> This consultation closes on 10 March 2026.</p> <p>As the National Planning Policy Framework is a crucial piece of governmental planning policy and will inform the Dorset Local Plan as well as Wareham Neighbourhood Plan, Wareham Town Council's engagement with the consultation is of significant importance.</p>  |
| <b>Key Points:</b>        | <p>The National Planning Policy Framework Consultation is a substantial consultation with technical elements contained within 250 pages outlining proposed changes to the planning system and the draft text outlining National Planning Policy Framework considerations from the government.</p> <p>Given the National Planning Policy Framework Consultation's importance, depth and subject matter experience requirements, it would be prudent for the Neighbourhood Plan Steering Group to consider the proposals in-depth, before submitting a recommended response to the Planning and Transport Committee, in line with its terms of reference.</p>  |
| <b>Implications:</b>      | <p>Failure to respond to the National Planning Policy Framework Consultation will mean an absence of the Town Council's views for sustainable development in Wareham and expose the town to development the Town Council deems unsuitable.</p> <p>An under-considered response may expose the Town Council to erroneously advocating for / failing to challenge unsuitable National Planning Policy Framework changes.</p> <p>Failure to respond may be viewed by residents as the Town Council not fulfilling its stewardship responsibilities for the town.</p> <p>Unsustainable development in or around Wareham may strain services, liveability, ease of access and sense of place within the town.</p> <p>Failure to respond risks strategic misalignment between the Local Plan and Wareham Neighbourhood Plan, which is currently under development.</p> |
| <b>Recommendation:</b>    | To request that the Neighbourhood Plan Steering Group draft a recommended response to the National Planning Policy Framework Consultation for consideration by the Committee.  |

<sup>1</sup> <https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>