



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 23 June 2026 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

Officers Present: N Gray, Town Clerk & RFO, S Dickins, Deputy Town Clerk.

Cllr Robinson chaired the meeting in Cllr Tighe's absence.

P&T 021/26-27 Apologies for absence

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

P&T 022/26-27 Declarations of interest

There were no declarations of interest.

P&T 023/26-27 Public participation time

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

P&T 024/26-27 Confirmation of the minutes of the previous meeting

P&T 019/26-27 – Typographical correction of “fur” to “for” in third paragraph.

It was **RESOLVED** that the minutes of the meeting held on 9 June 2026 were approved, subject to the above amendment, and would be signed by the Chair following the meeting.

P&T 025/26-27 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 026/26-27 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/2026/02928
Location: 59 Carey Road Wareham BH20 4AZ
Proposal: Remove existing workshop and porch and replace with workshop and porch

Decision: NO OBJECTION

Application Number: P/HOU/2026/03064
Location: 52 North Street Wareham BH20 4AQ
Proposal: Conversion of existing workshop and store to an ancillary 1-bedroom annexe with a linking corridor, providing accessible multi-generational living.

Decision: OBJECTION with COMMENT – Wareham Town Council supports the proposed

development, in principle, but only subject to the proposed development being conditioned NOT to be permitted to become a separate dwelling.

Application Number: P/LBC/2026/03065
Location: 52 North Street Wareham BH20 4AQ
Proposal: Conversion of existing workshop and store to an ancillary 1-bedroom annexe with a linking corridor, providing accessible multi-generational living.

Decision: OBJECTION with COMMENT – Wareham Town Council supports the proposed development, in principle, but only subject to the proposed development being conditioned NOT to be permitted to become a separate dwelling.

Application Number: P/VOC/2026/03030
Location: Red Lion Hotel North Street Wareham BH20 4AB
Proposal: Rehabilitation of building, including internal and external alterations and provision of three new dwellings with variation of condition 2 & 5 PP P/FUL/2023/07156 to make changes to windows, doors, interior layouts and submit lighting information

Decision: NO OBJECTION

Application Number: P/VOL/2026/03158
Location: Red Lion Hotel North Street Wareham BH20 4AB
Proposal: Rehabilitation of building, including internal and external alterations and provision of three new dwellings with variation of conditions 2 & 3 of P/LBC/2023/07157 to make changes to windows, doors and interior layouts

Decision: NO OBJECTION

Application Number: P/FUL/2026/03125
Location: St Marys Church Green Wareham
Proposal: Partially rebuild listed wall along Conniger Lane and form new pedestrian access to the war memorial

Decision: NOTED – COUNCIL INTEREST

Application Number: P/LBC/2026/03126
Location: St Marys Church Green Wareham
Proposal: Proposal to partially rebuild listed wall along Conniger Lane with new opening to the war memorial

Decision: NOTED – COUNCIL INTEREST

Application Number: P/TRC/2026/03111
Location: 9 Bonnets Lane Wareham BH20 4HA
Proposal: T1 Bay tree - Fell

Decision: The Council notes that there were no drawings, contextual explanation or photographs prevented the Council in sufficiently considering this application and would respectfully ask that Dorset Council considers the completeness of these applications before distribution.

P&T 027/26-27 Planning Decisions

The planning decisions report was noted.

P&T 028/26-27 Pavement Licence Application for The Italian Bakery, 45 North Street, Wareham BH20 4AD

The Committee considered the application submitted by The Italian Bakery for the grant of a sitting out licence.

The Committee noted safety concerns raised by residents regarding encroachment onto pavements throughout the town occasionally requiring pedestrians to step out into the road to pass each other, caused by planters, a-frames, and tables and chairs. The Committee noted Dorset Council Highways Authority had previously monitored such items being placed on the Highways in Wareham.

It was **RESOLVED** that Wareham Town Council OBJECT to the sitting out licence application for The Italian Bakery, 45 North Street, Wareham, BH20 4AD, as the identified location for tables and chairs to be sited restricts the pavement space to such that pedestrians pushing pushchairs as well as those in mobility scooters would force other pedestrians into the highway all of which is compounded by its proximity to the pedestrian crossing.

It was **RESOLVED** that officers contact Dorset Council Highways Authority to request closer monitoring of planters, a-frames, and tables and chairs inappropriately located on the Highways.

P&T 029/26-27 Any other items the Chairman deems urgent

The Committee noted the recently relayed cycle and pathway north and south of the underpass adjacent to the Saxon Roundabout had been re-laid unevenly making the underpass difficult and unpleasant to use for cyclists.

It was **RESOLVED** that officers would investigate the matter with Dorset Council for report at a subsequent meeting.

P&T 030/26-27 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 14 July 2026 at 7:00pm.

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

DRAFT