



# WAREHAM

Town Council

Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

5 February 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 11 February 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 B Dean (Chair)  
Councillor D Cleaton  
Councillor A Dallimore  
Councillor D Budd

Councillor D Robinson (Vice Chair)  
Councillor M Hill  
Councillor S Dean  
Councillor M Tighe

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.



**11 February 2025 at 7pm**

**1. Apologies for absence**

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 28 January 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 28 January 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/CLP/2025/00427**  
**Location: 10 Admirals Way Wareham BH20 4DU**  
**Proposal: Single storey side extension**

**Decision required by: For information purposes only**

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**7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

**8. Dorset Council Proposed changes to manned crossing times at Wareham Railway Station - VERBAL**

To consider the revised nighttime closure time for the pedestrian Railway Crossing.

**9. 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).

**10. Date of next meeting**

To note the date of the next meeting, which is scheduled for **25 February 2025 at 7.00pm.**



**Minutes of a meeting of the Planning and Transport Committee held on Tuesday 28 January 2025 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.**

**Committee Members Present:** Councillors B Dean (Chair), D Robinson (Vice Chair), D Budd, Cllr D Cleaton, S Dean, M Hill, M Tighe.

**Officers present:** S Dickins, Deputy Town Clerk, K Babbs, Admin Officer

**P&T 134/25 Apologies for absence**

Apologies for absence were received and accepted from Cllr A Dallimore.

**P&T 135/25 Declarations of interest**

There were no declarations of interest.

**P&T 136/25 Public participation time**

There was one member of the public present who spoke about gaining support from the Wareham Town Council regarding speeding issues in Sandford Lane.

**P&T 137/25 Confirmation of the minutes of the previous meeting**

It was **RESOLVED** that the minutes of the meeting held on 14 January 2025 were approved and would be signed by the Chair following the meeting.

**P&T 138/25 Matters arising from the minutes of the previous meeting**

There were no matters arising.

**P&T 139/25 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/VOL/2024/06448  
**Location:** 5 St Johns Hill Wareham BH20 4NA  
**Proposal:** Proposed internal and external alterations (with variation of condition 2 of PA P/LBC/2024/03780 to replace modern front door and adjust proposed roof windows)

**Decision:** NO OBJECTION

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**Application Number:** P/FUL/2025/00236  
**Location:** 20 South Street Wareham BH20 4LT  
**Proposal:** Change of Use of part ground, 1st and 2nd floor from Commercial (Class E) to Residential 3-bed flat (Class C3). Removal rear wall of existing store to rear of building for use as domestic vehicle parking

**Decision:** NO OBJECTION - Members requested to have it noted that they have no objection to the plans as presented, however would not be supportive of, and have strong reservations against the property subsequently having the living quarters sold off separately

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**Application Number:** P/LBC/2025/00235  
**Location:** 20 South Street Wareham BH20 4LT  
**Proposal:** Change of Use of part ground, 1st and 2nd floor from Class E (commercial) to Residential 3 bed flat (Class C3). Listed Building Consent for works to accommodate residential use (insertion of stairs at front ground and 1st floor, removal of stairs at rear ground and 1st floor, insertion of partition wall ground floor, insertion of partition walls to create new kitchen within existing kitchen 1st floor rear, insertion of new partition walls landing 1st floor. Removal rear wall of exiting store to rear of building for use as domestic vehicle parking

**Decision:** NO OBJECTION - Members requested to have it noted that they have no objection to the plans as presented, however would not be supportive of, and have strong reservations against the property subsequently having the living quarters sold off separately

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**Application Number:** P/LBC/2024/06936  
**Location:** 12 East Street Wareham BH20 4NP  
**Proposal:** Painting of all external woodwork and guttering

**Decision:** NO OBJECTION

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**P&T 140/25 Planning Decisions**

The planning decisions report was noted.

**P&T 142/25 Western Gateway Draft Strategic Investment Plan 2025 – 2035**

Members considered the Western Gateway Draft Strategic Investment Plan 2025 – 2035. It was **RESOLVED** that the response be delegated to the Chair of the Planning & Transport Committee with officers input and submission.

**P&T 141/25 Any other items the Chairman deems urgent**

There were no items deemed urgent.

**P&T 143/25 Date of next meeting**

It was noted that the next meeting of the Planning and Transport Committee was scheduled for **Tuesday 11 February 2025 at 19:00.**

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

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				<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/2022/01906	Former Gas Depot, North St, BH20 4AH	Change of use of no. 68 North Street to form a 1 x dwelling and erection of 8 x dwellings to rear served from existing vehicular means of access; associated car parking and landscaping; construction of brick wall enclosure to gas governor compound on North Street frontage	<b>No objection</b> , as in line with H7 of Wareham Neighbourhood Plan Subject to the planning application being in accordance with Policy H7 of the Wareham Neighbourhood Plan (WNP) and subject to planning conditions requiring compliance with good quality design criteria set out in Policy LDP 1 of the WNP and the submission of 1:20 scale drawing of windows (which should be white painted traditionally proportioned sliding sash windows, those at ground level being taller than those on first and second floors), window reveals, doors, door canopies, dormers, brick eaves courses, verges and brickwork details generally; the Town Council has no objection.	Under officer consideration
P/FUL/2024/05786	2 St Michaels Road Wareham BH20 4QU	Demolish existing garage and erect a new 3 bedroom dwelling	<b>NO OBJECTION</b> - Members did wish to note though that for P/FUL/2024/05786, they wanted to note their support contingent to Highways approval if possible	Under officer consideration
P/HOU/2024/05534	2A Wyatts Lane Wareham BH20 4NH	Erect wooden garden shed	<b>NO OBJECTION</b>	Application Approved
P/VOL/2024/06448	5 St Johns Hill Wareham BH20 4NA	Proposed internal and external alterations (with variation of condition 2 of PA P/LBC/2024/03780 to replace modern front door and adjust proposed roof windows)	<b>NO OBJECTION FOLLOWING PLANS BEING ADDED TO APPLICATION</b> - There were no plans included in the variation application which resulted in members being not able to properly consider the application in order to provide a formal response. It would be appreciated if full information and plans be included to enable full consultation response to take place.	Under officer consideration
P/LBC/2024/06685	3 The Quay Wareham BH20 4LP	Internal alterations, repair, maintenance & refurbishment to private single occupancy dwelling	<b>NO OBJECTION</b>	Application Approved

P/FUL/2025/00236	20 South Street Wareham BH20 4LT	Change of Use of part ground, 1st and 2nd floor from Commercial (Class E) to Residential 3-bed flat (Class C3). Removal rear wall of exiting store to rear of building for use as domestic vehicle parking	<b>NO OBJECTION</b> - Members requested to have it noted that they have no objection to the plans as presented, however would not be supportive of, and have strong reservations against the property subsequently having the living quarters sold off separately	Out to consultation
P/LBC/2025/00235	20 South Street Wareham BH20 4LT	Change of Use of part ground, 1st and 2nd floor from Class E (commercial) to Residential 3 bed flat (Class C3). Listed Building Consent for works to accommodate residential use (insertion of stairs at front ground and 1st floor, removal of stairs at rear ground and 1st floor, insertion of partition wall ground floor, insertion of partition walls to create new kitchen within existing kitchen 1st floor rear, insertion of new partition walls landing 1st floor. Removal rear wall of exiting store to rear of building for use as domestic vehicle parking	<b>NO OBJECTION</b> - Members requested to have it noted that they have no objection to the plans as presented, however would not be supportive of, and have strong reservations against the property subsequently having the living quarters sold off separately	Out to consultation
P/LBC/2024/06936	12 East Street Wareham BH20 4NP	Painting of all external woodwork and guttering	<b>NO OBJECTION</b>	Out to consultation