



Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

5 MARCH 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 March 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.



**A G E N D A**

**11 March 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 11 February 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 11 February 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/2025/01067  
**Location:** 17 Bestwall Road Wareham BH20 4HY  
**Proposal:** SINGLE STOREY REAR EXTENSION &  
ALTERATIONS TO SIDE WINDOWS/DOORS

**Decision required by:** 18 March 2025

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**Application Number:** P/HOU/2025/00990  
**Location:** 9 Stowell Crescent Wareham BH20 4PT  
**Proposal:** Erection of single storey rear extension

**Decision required by:** 18 March 2025

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**Application Number:** P/HOU/2025/00895  
**Location:** 37 Stour Drive Wareham BH20 4EW  
**Proposal:** Single storey rear extension and garage conversion  
  
**Decision required by:** 17 March 2025

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**Application Number:** P/CLP/2025/00871  
**Location:** 14 Stowell Crescent Wareham BH20 4PY  
**Proposal:** Removal of a chimney stack  
  
**Decision required by:** Information purposes only

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**7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

**8. Update on Dorset Councils proposed changes to manned crossing times at Wareham Railway Station**

To consider the further information received from Dorset Council in respect of the proposed changes to the manned crossing times and formalise Wareham Town Council's position in respect of the level 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 March 2025 at 7.00pm.**



**Minutes of a meeting of the Planning and Transport Committee held on Tuesday 11 February 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, A Dallimore, S Dean, M Hill, M Tighe.

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

**P&T 144/25      Apologies for absence**

There were no apologies for absence.

**P&T 145/25      Declarations of interest**

There were no declarations of interest.

**P&T 146/25      Public participation time**

There were no members of the public present.

**P&T 147/25      Confirmation of the minutes of the previous meeting**

It was **RESOLVED** that the minutes of the meeting held on 28 January 2025 were approved and would be signed by the Chair following the meeting.

**P&T 148/25      Matters arising from the minutes of the previous meeting**

Cllr S Dean asked for an update on P&T 136/25 (speeding in Sandford Lane).

The Admin Officer noted that the office had investigated previous developments regarding potential speeding in Sandford Lane and the resident would be informed of the outcome and signposted to the Community Speed Watch Team.

**P&T 149/25      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:

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|----------------------------|-----------------------------------------|
| <b>Application Number:</b> | <b>P/CLP/2025/00427</b>                 |
| <b>Location:</b>           | <b>10 Admirals Way Wareham BH20 4DU</b> |
| <b>Proposal:</b>           | <b>Single storey side extension</b>     |
| <b>Decision:</b>           | <b>NOTED</b>                            |

**P&T 150/25      Planning Decisions**

The planning decisions report was noted.

**P&T 151/25      Proposed changes to manned crossing times at Wareham Railway Station**

The Deputy Clerk noted correspondence from Dorset Council regarding the manned crossing times at Wareham Railway Station.

Members considered the proposed changes, noting that the data collected in November might not be wholly representative and whether summer data was

available. It was noted that 23:00 may be too early for a proposed closure with the last train arriving at 23:48 and suggested a 15-minute period following this.

It was **RESOLVED** that Officers to feedback to Dorset Council the comments and seek clarification for reporting back to the committee.

**P&T 152/25      Any other items the Chairman deems urgent**

The Chairman noted correspondence received from a resident regarding parking near Ferry Road which he had responded to.

**P&T 153/25      Date of next meeting**

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 25 February 2025 at 19:00.

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

DRAFT

|                                  |                                      |                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <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/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).<br>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         |

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| P/LBC/2025/00235 | 20 South Street Wareham<br>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 | Under officer consideration |
| P/LBC/2024/06936 | 12 East Street Wareham<br>BH20 4NP  | Painting of all external woodwork and guttering                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>NO OBJECTION</b>                                                                                                                                                                                                                                               | Application Approved        |