



Town Hall
East Street
Wareham
Dorset
BH20 4NS

19 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 25 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

25 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 Tuesday 11 March 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 11 March 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/PASO/2025/01391
Location: The Purbeck School Worgret Road Wareham BH20 4PF
Proposal: Installation of solar panels on the roofs of the school
Decision required by: FOR INFORMATION PURPOSES ONLY

Application Number: P/TRC/2025/01352
Location: Wareham Telephone Exchange Bells Orchard Lane Wareham BH20 4HS
Proposal: T1 & T2 Ash: Reduce overall by 2 - 3 meters.
T3 - T6 Young self-sown Ash: Remove to ground level
Decision required by: INFORMATION PURPOSES ONLY

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Open Licence Application for Dorset Hampers, 12 Old Furzebook Road, Wareham, BH20 5DD

To consider the Open Licence Application received via email on Wednesday 5 March 2025

9. Government Consultation - A Railway Fit for Britain's Future

To consider and agree a response to the "A Railway Fit for Britain's Future" government consultation.

10. Old Gas Works – Letter of Support

To note the letter of support for the Old Gas Works.

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 15 April 2025 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 11 March 2025 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

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

P&T 154/25 Apologies for absence

Apologies for absence were received and accepted from Cllr D Robinson.

P&T 155/25 Declarations of interest

There were no declarations of interest.

P&T 156/25 Public participation time

There were no members of the public present.

P&T 157/25 Confirmation of the minutes of the previous meeting

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

P&T 158/25 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 159/25 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/HOU/2025/01067
Location:	17 Bestwall Road Wareham BH20 4HY
Proposal:	SINGLE STOREY REAR EXTENSION & ALTERATIONS TO SIDE WINDOWS/DOORS

Decision:	No Objection
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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:	No Objection
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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:	No objection with comment – it was noted the redevelopment of the garage into accommodation was not aligned with the rest of the development as accommodation. Therefore, Wareham Town Council would like to request that a planning condition be imposed to ensure the new accommodation created within the extension to the existing house and separate garage be used for residential purposes only.

Application Number:	P/CLP/2025/00871
Location:	14 Stowell Crescent Wareham BH20 4PY
Proposal:	Removal of a chimney stack
Decision:	Noted

P&T 160/25 Planning Decisions

The planning decisions report was noted.

P&T 161/25 Any other items the Chairman deems urgent

The Town Clerk noted she had been approached by the owner of the Old Gas Works requesting support from the Town Council for the extension of condition one of the planning consent. The condition had specified the works must be commenced within 3 years, which was not feasible with Southern Gas Works requiring a minimum of 34 months to carry out removal of historic gas pipes to comply with Health and Safety requirements and timings. The support of the Town Council would be by way of letter for the owner to attach to their case to Dorset Council, which would return to the next meeting for noting.

The Town Clerk further noted that she had also discussed logistics for the roundel Wareham Town Crest, which was located on the side of the Old Gas Works building, to be delivered to the Wareham Men's Shed for restoration work. The owner had expressed that they would like the roundel to be returned to the building as it was a prominent site for it for those visiting the Town, and they were keen to have it restored.

In addition to the support and the roundel, the Town Clerk reported that during the meeting possible solutions to overcome accessibility issues in respect to the pavement width in front of the old gas works had been discussed which would be passed to Dorset Council for consideration.

It was **RESOLVED** to support the owner of the Old Gas Works in their request for an extension to condition one of the planning consent, and to delegate the writing of a letter of support to the Town Clerk, which would be included for noting at the next meeting, and to delegate the contact between the parties in respect of the roundel to officers.

P&T 162/25 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 15 April 2025 at 19:00.

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

DRAFT

				ITEM 7
<u>Application Number</u>	<u>Location</u>	<u>Proposal</u>	<u>WTC Decision</u>	<u>DC Decision</u>
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	No objection , 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	NO OBJECTION - 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). Removal rear wall of exiting store to rear of building for use as domestic vehicle parking	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	Application withdrawn

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	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	Application withdrawn
P/HOU/2025/01067	17 Bestwall Road Wareham BH20 4HY	SINGLE STOREY REAR EXTENSION & ALTERATIONS TO SIDE WINDOWS/DOORS	NO OBJECTION	Out to consultation
P/HOU/2025/00990	9 Stowell Crescent Wareham BH20 4PT	Erection of single storey rear extension	NO OBJECTION	Out to consultation
P/HOU/2025/00895	37 Stour Drive Wareham BH20 4EW	Single storey rear extension and garage conversion	No objection with comment – it was noted the redevelopment of the garage into accommodation was not aligned with the rest of the development as accommodation. Therefore, Wareham Town Council would like to request that a planning condition be imposed to ensure the new accommodation created within the extension to the existing house and separate garage be used for residential purposes only.	Out to consultation

DORSET COUNCIL
17 FEB 2025
Digital Mail Room

Application for a premises licence to be granted under the Licensing Act 2003

Please read the following instructions first

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description 12 OLD FURZEBROOK ROAD	
Post town WARGHAM	Postcode BH20 5DD

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£

Part 2 - Applicant details

Please state whether you are applying for a premises licence as appropriate

Please tick as

a)	an individual or individuals *		please complete section (A)
b)	a person other than an individual *		
i	as a limited company/limited liability partnership	✓	please complete section (B)
ii	as a partnership (other than limited liability)		please complete section (B)
iii	as an unincorporated association or		please complete section (B)
iv	other (for example a statutory corporation)		please complete section (B)

c)	a recognised club		please complete section (B)
d)	a charity		please complete section (B)
e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) individual applicants (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					

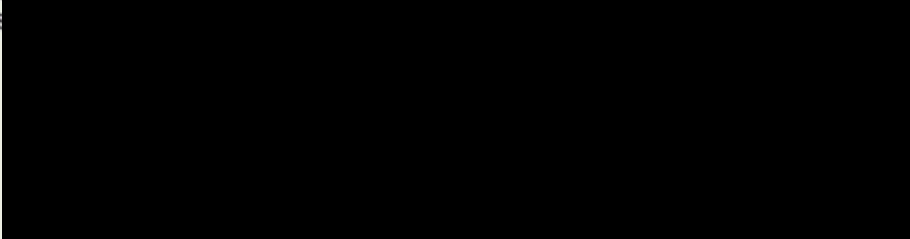
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Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over		I am 18 years old		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name	FB Dorset Creations LTD
Address	

Registered number (where applicable)	14694232
Description of applicant (for example, partnership, company, unincorporated association etc.)	limited company
Telephone number (if any)	[REDACTED]
E-mail address (optional)	[REDACTED]

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
1	0	022025

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Online business, offering sale of items through an e-commerce platform. The premises is not open to the public, all sales occur online. Premises is located in a spare room of home and alcohol will be held within a locked cabinet.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

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What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)	Please tick all that apply
a) plays (if ticking yes, fill in box A)	
b) films (if ticking yes, fill in box B)	
c) indoor sporting events (if ticking yes, fill in box C)	
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	

e)	live music (if ticking yes, fill in box E)	
f)	recorded music (if ticking yes, fill in box F)	
g)	performances of dance (if ticking yes, fill in box G)	
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	✓

In all cases complete boxes K, L and M

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	
				Off the premises	✓
				Both	
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	0800	2100			
Tue	0800	2100			
Wed	0800	2100			
Thur	0800	2100	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri	0800	2100			
Sat	0800	2100			
Sun	0800	2100			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	[REDACTED]
Date of birth	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
Personal licence number (if known)	10921
Issuing licensing authority (if known)	Dorset Council

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

None

L

online store only.

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Sun			

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

The licensee, shall ensure that all objectives are promoted, will monitor and review regularly to ensure effectiveness.

b) The prevention of crime and disorder

the business is an online store only, therefore there will be no people on the premises.

c) Public safety

the business is an online store, therefore there will be no people on the premises.

d) The prevention of public nuisance

the business is an online store, therefore there will be no people on the premises.

e) The protection of children from harm

All alcohol orders will be sent via Royal Mail verification, where the recipient will be asked to verify that they are over the age of 18.

Checklist:

Please tick to indicate agreement

•	I have made or enclosed payment of the fee.	
•	I have enclosed the plan of the premises.	✓
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	
•	I understand that I must now advertise my application.	✓
•	I understand that if I do not comply with the above requirements my application will be rejected.	✓
•	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	


It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in
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	<p>the UK (please read guidance note 15).</p> <ul style="list-style-type: none"> The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	04/02/25
Capacity	DPS.

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

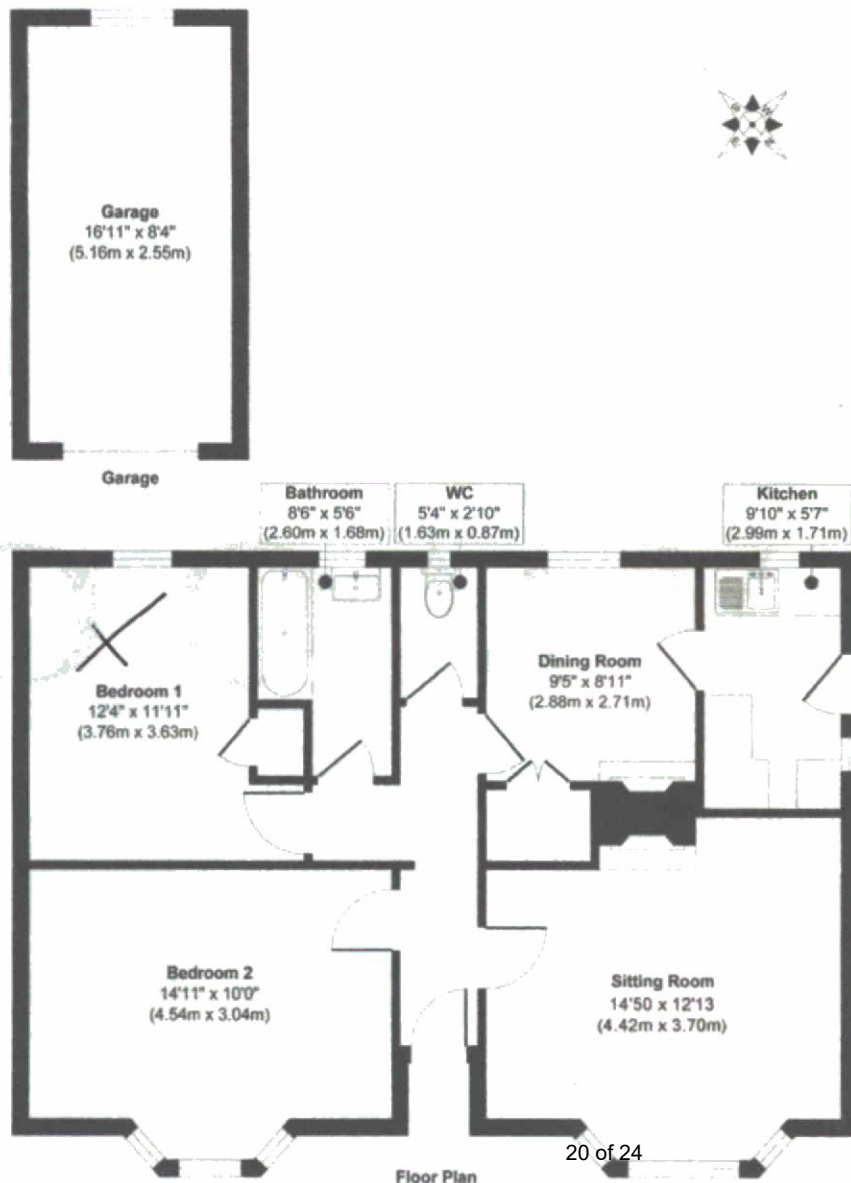
Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption

Old Furzebrook Road. BH20.



PLANNING AND TRANSPORT COMMITTEE REPORT

Meeting Date: 25 March 2025

Agenda Item: 9

Subject:	Government Consultation - A Railway Fit for Britain's Future
Prepared by:	Sam Dickins, Deputy Town Clerk
Purpose of Report:	To consider and agree a response to the "A Railway Fit for Britain's Future" government consultation.
Background:	<p>On 18 February 2025 the government launched a consultation inviting views from stakeholders in respect to the railway provision in the UK being brought into public ownership under "Great British Railway".</p> <p>The full consultation paper can be found on the government's website on the following link https://www.gov.uk/government/consultations/a-railway-fit-for-britains-future/a-railway-fit-for-britains-future#leadership-for-britains-railways</p>
Key Points:	<p>Not all elements of the consultation are intimately relevant to Wareham, there are elements of the consultation which members might deem it prudent for the Town Council to have its views captured.</p> <p>Condensed into bullets below are themes from the consultation for response. Under each set of themes are <i>recommended areas for members to consider in italics</i>.</p> <ul style="list-style-type: none">• The consultation seeks views on whether the Secretary of State should be responsible for the award of licences to organisations under GBR, as well as strategic decision making. Members are also asked whether GBR should be able to provide incentives and use regulatory powers through its reforms. <i>Members may wish to consider whether the Secretary of State is the official they wish to see overseeing GBR decision making or whether other key officials should be given joint oversight.</i>• The consultation seeks views on the proposed functions of a new "passenger watchdog", whether this should be an advisory body or a regulator and whether the current Rail Ombudsman should become part of the new "passenger watchdog". <i>Members are strongly recommended to consider in their response to broaden the scope of any proposed watchdog to encompass all elements of public interaction with the rail network including passengers, train stations and wider rail infrastructure.</i> <i>This stance may support in having an advisory/regulatory body which may consider impacts of rail network decision making, such as the closure of level crossings on communities, rather than just passenger experience.</i> <i>The proposed advisory/regulatory functions can be seen in appendix 1.</i>

	<p><i>Members may wish to consider suggesting making a new watchdog a regulator to give it more powers of enforcement, as well as incorporating the current Rail Ombudsman within it.</i></p> <ul style="list-style-type: none"> • The consultation seeks views on capacity issues pertaining to freight and business traffic on the rails. <p><i>Members may wish to respond to these elements more neutrally given their limited direct impact on Wareham.</i></p> <ul style="list-style-type: none"> • The consultation seeks views on the power to amend legislation to deliver its goals and inform long-term funding arrangements. <p><i>Members may wish to encourage the government to take a holistic approach to funding arrangements to enable support for infrastructure tangential to the railways which supports community cohesion, such as level crossings. Members may wish to take a neutral stance in respect to enabling legislative change.</i></p> <ul style="list-style-type: none"> • The consultation seeks views on GBR's approach to fare setting and discount schemes in future and what safeguards might be needed to keep the rail market competitive and high-quality for customers. <p><i>Members may wish to consider whether they feel GBR should have legislative powers to set fares for rail providers as well as rail discount schemes which are important to Wareham residents. Members may wish to respond more neutrally to measures in respect to market competitiveness for rail providers.</i></p>
Implications	<p>Failure to respond to this consultation may remove Wareham's voice from policy formation.</p> <p>The consultation has scope for Wareham Town Council to highlight areas of concern within Wareham, particularly the level crossing.</p>
Recommendation	<p>To consider responses to the questions within the consultation and delegate response to the Chairman of Planning and Transport and officers.</p>

Role	Statutory advisor	Statutory advisor with regulatory functions
Advisory role	The passenger watchdog is established as a statutory advisory body and is consulted on strategies, plans, funding settlements and the setting of standards for the railway	The passenger watchdog is established as a statutory advisory body and is consulted on strategies, plans, funding settlements and the setting of standards for the railway
Regulatory role	The passenger watchdog has no direct role in setting regulatory requirements on rail operators but may advise other bodies when these are set.	The passenger watchdog produces guidance on some passenger focused regulatory requirements on rail operators in consultation with the Secretary of State and the ORR (for example, accessible travel policies, passenger information, complaints processes), which become the baseline operators should meet, demonstrate equivalence to or take reasonable endeavours to meet. The passenger watchdog has a role in approving operators' plans to meet these requirements
Monitoring of standards	The passenger watchdog has information-gathering powers, which it would use to monitor operators' delivery of agreed plans and service standards	In addition to its information-gathering powers, the passenger watchdog has specific roles in monitoring how operators deliver against requirements set for areas like accessible travel policies, passenger information and complaints processes
Moderation of complaints	The passenger watchdog takes on the role of moderator on unresolved passenger complaints	The passenger watchdog takes on the role of moderator on unresolved passenger complaints

Transport Focus and the ORR currently oversee rail services across Great Britain, including Scotland and Wales. We are working closely with the devolved governments in Scotland and Wales to ensure the new



WAREHAM
Town Council



13 March 2025



RE OLD GAS WORKS – WAREHAM

Further to our meeting on Tuesday, I presented your timing of works dilemma to the Planning and Transport Committee, explaining the time constraints placed on you by Southern Gas Networks (SGN) and the impact this will have on your ability to comply with condition 1 of the planning consent.

As a result, the Committee wished to express its support for you in approaching Dorset Council to have condition 1 extended to 5 years to enable the SGN works to be completed in their specified timescale and allowing time to commence building works in a realistic timeframe. The Committee's view was that it would be detrimental to the whole project if the condition was not amended as it would simply not be possible to achieve the 3-year timescale.

The Committee was concerned that the development would fail without the extension of condition 1 in the planning consent because the work by SGN would be required regardless of who the owner or developer was. The development is vital for Wareham, as there is very little development available in the Town, and if Planners fail to see the importance of a minor change to a condition which is within its gift, it could result in the site never being developed. Something that Wareham Town Council, and the residents of Wareham, would be extremely disappointed to see.

I hope this letter will provide some level of weight to enable Dorset Council Planning to make the right decision for the Town and an important development within it.

Yours sincerely

Nicola Gray
Town Clerk & RFO
On behalf of the Planning and Transport Committee