

Town Hall
East Street
Wareham
Dorset
BH20 4NS

9 April 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 15 April 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.

**PLANNING AND
TRANSPORT
COMMITTEE MEETING**

A G E N D A

15 April 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 25 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 25 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/HOU/2025/01603
Location: 46 West Street Wareham BH20 4JZ
Proposal: Erect single garage as extension to existing outbuilding over car parking space

Decision required by: 15 APRIL 2025

Application Number: P/HOU/2025/01862
Location: 39 Worgret Road Wareham BH20 4PH
Proposal: Retain timber clad outbuilding/container to the front of the existing dwelling for 3no years

Decision required by: 18 APRIL 2025

Application Number: P/LBC/2025/00816
Location: 3 South Street Wareham BH20 4LX
Proposal: Repair and replacement of internal doors

Decision required by: 17 APRIL 2025

Application Number: P/PACD/2025/01994
Location: St Marys House 24 North Street Wareham BH20 4AG
Proposal: Change of use from Use Class E to Use Class C3

Decision required by: FOR INFORMATION PURPOSES ONLY

Application Number: P/CLP/2025/01999
Location: 5 Knightstone Close Wareham BH20 4NY
Proposal: Certificate of Lawfulness _ Proposal to complete development in accordance with P/HOU/2021/03086

Decision required by: FOR INFORMATION PURPOSES ONLY

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Wareham Parking, Speeding and Traffic Issues

To consider the findings of the walk around and possible interventions to recommend to Dorset Council

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 **Tuesday 29 April 2025 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 25 March 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: N Gray, Town Clerk & RFO, S Dickins, Deputy Town Clerk

P&T 163/25 Apologies for absence

There were no apologies for absence.

P&T 164/25 Declarations of interest

There were no declarations of interest.

P&T 165/25 Public participation time

There were no members of the public present.

P&T 166/25 Confirmation of the minutes of the previous meeting

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

P&T 167/25 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 168/25 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/PASO/2025/01391
Location: The Purbeck School Worgret Road
Wareham BH20 4PF
Proposal: Installation of solar panels on the roofs of
the school

Decision: Noted

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: Noted

P&T 169/25 Planning Decisions

The planning decisions report was noted.

P&T 170/25 Open Licence Application for Dorset Hampers, 12 Old Furzebook Road, Wareham, HB20 5DD

The Chairman noted that this application was not within Wareham Town Council's boundary and therefore would not be discussed.

P&T 171/25 Government Consultation – A Railway Fit for Britain's Future

Members consider the report in respect to the "A Railway Fit for Britain's Future" government consultation noting and expressing various concerns and comments.

It was **RESOLVED** to delegate the consultation response submission to the Chair of the Planning and Transport Committee and Deputy Town Clerk, with input from members comments.

P&T 172/25 Old Gas Works – Letter of Support

Members noted the letter of support for the current owner of The Old Gas Works in respect to overcoming the challenges faced for the development of the site.

P&T 173/25 Any other items the Chairman deems urgent

There were no items deemed urgent.

P&T 174/25 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.....

				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	awaiting sign off
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	awaiting sign off
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.	Application Approved

PLANNING AND TRANSPORT COMMITTEE REPORT

Meeting Date: 15 April 2025

Agenda Item: 8

Subject:	Wareham Parking, Speeding and Traffic Issues Walk Around
Prepared by:	Sam Dickins, Deputy Town Clerk
Purpose of Report:	To consider the findings of the walk around and possible interventions to recommend to Dorset Council.
Background:	<p>Dorset Council officers, Cllr B Dean, Cllr Ezzard and the Deputy Clerk carried out a walk around the Town to consider potential solutions to parking, speeding and general traffic issues on 24 February 2025. The areas covered were North Street to Cow and Mill Lane and North and West Walls.</p> <p>This is a recurring issue in these areas which has been considered extensively in the past with Dorset Council input.</p>
Key Points:	<p><u>North / West Walls Parking and Congestion</u></p> <p>Double Yellow lines – Dorset Council indicate that they would be reluctant to install as they view the problem as being pushed elsewhere to other roads, despite the Planning and Transport Committee resolving to support double yellow lines in many of the affected streets at its meeting on of 27 August 2024.</p> <p>Free or discounted parking in Streche Road Car Park – The Town Council could request Dorset to consider this option for those who currently cause parking issues, to encourage them to park elsewhere, and for those households with multiple vehicles.</p> <p>Vehicle Type Advisory Signs – The Committee has previously discussed vehicle type restrictions. This request may have costs for Wareham Town Council.</p> <p>Members may consider whether they wish to request “Unsuitable for HGVs” signage for North and West Walls/Mill Lane/Roper’s Lane/St Michael’s Road.</p> <p><u>North / West Walls - Parking on Saxon Walls</u></p> <p>Introduction of barrier stones or wooden bollards – Parking on North and West Walls may be prevented through the installation of dragon’s teeth barriers.</p> <p>Dorset Council has indicated approximately 40-50 dragons’ teeth barriers would be needed to meaningfully prevent parking on the walls.</p> <p>Information / Heritage Signage Around the Walls on verges – potential for “information” or “historic” signage which could be installed at the lower parts of the walls adjoining the road to discourage poor parking by emphasising the importance of the Walls monument.</p> <p>Dorset Council has indicated that funding for this might be available, although this is to be confirmed, and there may be costs for Wareham Town Council.</p> <p>Letter drop – Wareham Town Council has formerly dropped letters through letterboxes urging residents not to park on the Saxon Walls.</p>

	<p>There has been little notice taken as the issue persists and consideration should be given for staff time and office costs.</p> <p><u>Cow Lane – Speeding and Safety Concerns</u></p> <p>“20mph limit / 20mph zone” in Cow Lane and adjoining streets or more broadly in Wareham – Appendix 1 highlights possible locations for 20mph limits, broken down into different areas and costs attached for required surveys. There is no budget for speed survey(s) and the approval to spend would need to be made at the Policy Resources and Finance committee on 8 July 2025.</p> <p>Limited government grant funding is available for 20mph limits, though this can only be used if the location meets prioritisation criteria (which can be found at https://www.dorsetcouncil.gov.uk/w/20-mile-per-hour-mph-policy#appendix-a-priority-criteria-matrix-20mph-limit) otherwise Wareham Town Council will be expected to fund this.</p> <p>Costs for the implementation depends on level of required materials, though it is expected to be limited to signage and road markings in Appendix 1. Worgret Road may need more expensive, engineered traffic calming measures.</p> <p>Physical Traffic Calming – Speed Bumps – Physical traffic calming measures in Cow Lane such as speed bumps have been previously suggested as potential measures. These may require surveys to establish suitability with costs attached.</p> <p>Perceived Traffic Calming in Cow Lane – Officers explored psychological traffic calming measures. The narrow street makes this difficult without creating real hazards.</p> <p>Members may have other suggestions which could be put to Dorset Council once discussed by the Committee.</p>
<p>Implications</p>	<p>Failure to identify and pursue any measures will leave residents’ concerns unaddressed, may increase the risk of road traffic accidents and will not ease congestion in this part of the town.</p> <p>Failure to address these issues may lead to further deterioration of the Saxon Walls.</p> <p>There may be financial implications for Wareham Town Council via some of the proposed measures.</p>
<p>Recommendation</p>	<p>To consider the measures identified following the walk around for officers to pursue with Dorset Council.</p>

