



# WAREHAM

Town Council

Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

23 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 29 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.



**29 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 15 April 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 15 April 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/2025/01991**  
**Location: 20 North Street Wareham BH20 4AG**  
**Proposal: Demolish existing rear extension and erect new extension**

**Decision required by: 14 MAY 2025**

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**Application Number: P/LBC/2025/01992**  
**Location: 20 North Street Wareham BH20 4AG**  
**Proposal: Demolish existing rear extension and erect new extension and alterations.**

**Decision required by: 13 MAY 2025**

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**7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

**8. 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).

**9. Date of next meeting**

To note the date of the next meeting, which is scheduled for **Tuesday 27 May 2025 at 7.00pm.**



**Minutes of a meeting of the Planning and Transport Committee held on Tuesday 15 April 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, M Hill, M Tighe.

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

**P&T 175/25 Apologies for absence**

Apologies for absence were received and accepted from Cllr S Dean.

**P&T 176/25 Declarations of interest**

There were no declarations of interest.

**P&T 177/25 Public participation time**

There were no members of the public present.

**P&T 178/25 Confirmation of the minutes of the previous meeting**

It was **RESOLVED** that the minutes of the meeting held on 25 March 2025 were approved and would be signed by the Chair following the meeting.

**P&T 179/25 Matters arising from the minutes of the previous meeting**

There were no matters arising.

**P&T 180/25 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/2025/01603  
**Location:** 46 West Street Wareham Dorset BH20 4JZ  
**Proposal:** Erect single garage as extension to existing outbuilding over the car parking space

**Decision:** NO OBJECTION

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**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 3 years  
**Decision:** **OBJECTION** - The proposed temporary building adjacent to the front boundary line constitutes and alien feature out of keeping in the residential street scene and despite its temporary nature the council considers it unacceptable and contrary to Chapter 12 Achieving well designed places paragraphs 131, 135 a), b) and c) and 139 of the National Planning Policy Framework and Policy D : Design of the Purbeck District Local Plan

(2018-2034) as it fails to demonstrate a high quality design and paragraph 117 of the Purbeck District Design Guide Supplementary Planning Document 2014 which states outbuildings generally should not be positioned forward of the front elevation. There are contradictions and no proof/justification in the application for its purpose.

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**Application Number:** P/LBC/2025/00816  
**Location:** 3 South Street Wareham Dorset BH20 4LX  
**Proposal:** Repair and replacement of internal doors  
**Decision:** NO OBJECTION

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**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:** NOTED

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**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:** NOTED

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**P&T 181/25 Planning Decisions**

The planning decisions report was noted.

**P&T 182/25 Wareham Parking, Speeding and Traffic Issues**

Members considered the report noting their considerations may benefit from a second walk around of members of the Planning and Transport Committee.

It was **RESOLVED** for a walkabout with members of the Planning and Transport Committee to be convened.

**P&T 183/25 Any other items the Chairman deems urgent**

There were no items deemed urgent.

**P&T 184/25      Date of next meeting**

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 29 April 2025 at 19:00.

Chairman.....      Date.....

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## Item 7

				<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	awaiting sign off
P/HOU/2025/01067	17 Bestwall Road Wareham BH20 4HY	SINGLE STOREY REAR EXTENSION & ALTERATIONS TO SIDE WINDOWS/DOORS	<b>NO OBJECTION</b>	Application Approved
P/HOU/2025/00990	9 Stowell Crescent Wareham BH20 4PT	Erection of single storey rear extension	<b>NO OBJECTION</b>	Application Approved
P/HOU/2025/01603	46 West Street Wareham BH20 4JZ	Erect single garage as extension to existing outbuilding over car parking space	<b>NO OBJECTION</b>	

P/HOU/2025/01862	39 Worgret Road Wareham BH20 4PH	Retain timber clad outbuilding/container to the front of the existing dwelling for 3no years	<b>OBJECTION</b> - The proposed temporary building adjacent to the front boundary line constitutes an alien feature out of keeping in the residential street scene and despite its temporary nature the council considers it unacceptable and contrary to Chapter 12 Achieving well designed places paragraphs 131, 135 a), b) and c) and 139 of the National Planning Policy Framework and Policy D : Design of the Purbeck District Local Plan (2018-2034) as it fails to demonstrate a high quality design and paragraph 117 of the Purbeck District Design Guide Supplementary Planning Document 2014 which states outbuildings generally should not be positioned forward of the front elevation. There are contradictions and no proof/justification in the application for its purpose.	
P/LBC/2025/00816	3 South Street Wareham BH20 4LX	Repair and replacement of internal doors	<b>NO OBJECTION</b>	