



Town Hall
East Street
Wareham
Dorset
BH20 4NS

2 JULY 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 8 July 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 M Tighe (Chair)
Councillor D Budd
Councillor B Dean
Councillor A Dallimore

Councillor D Robinson (Deputy Chair)
Councillor D Cleaton
Councillor M Cotton
Councillor M Hill

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

8 JULY 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 24 June 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 24 June 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/TRC/2025/03472
Location: Rear of 15 Tinkers Lane Wareham BH20 4QR
Proposal: T1 English Oak - Fell

Decision required by: For information purposes only

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Town Walkabout

To consider matters arising following the walkabout.

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 22 July 2025** at **7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 24 June 2025 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

Committee Members Present: Councillors M Tighe (Chair), D Robinson (Vice Chair), B Dean, D Budd, M Cotton, A Dallimore and M Hill.

Officers present: N Gray, Town Clerk & RFO

P&T 012/25-26 Apologies for absence

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

P&T 013/25-26 Declarations of interest

There were no declarations of interest.

P&T 014/25-26 Public participation time

There were two members of the public present.

P&T 015/25-26 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 10 June 2025 were approved and signed by the Chair.

P&T 016/25-26 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 017/25-26 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/2025/02742
Location: 1 Stour Drive Wareham BH20 4EW
Proposal: Raise roof to create first floor habitable accommodation and erect a single storey side extension

Decision: **OBJECTION** – The property will be overbearing to No.59 with overlooking from the rear dormer window.

Application Number: P/HOU/2025/03227
Location: 1 Wyatts Lane Wareham BH20 4NH
Proposal: Rear Extension, alterations to roof to form dormer and alterations / improvements

Decision: Application was withdrawn prior to the meeting.

Application Number: P/FUL/2025/03240
Location: Flat 11 Coopers Close Wareham BH20 4RB
Proposal: Replace 1no window

Decision: NO OBJECTION

Application Number: P/TRT/2025/03401
Location: 16 Worgret Road Wareham BH20 4PN
Proposal: T1 Eucalyptus – Fell.
Replant with smaller tree species

Decision: NOTED

Application Number: P/ADV/2025/03172
Location: Co-op, 9 North Street Wareham BH20 4AB
Proposal: Digital display screen positioned inside the store advertising deals, Produce etc

Decision: OBJECTION – the sign is too bright, by the applicant's own admission, and it is not being turned off at 10pm, being left on much later than stated. The sign is extremely distracting to drivers and being in a conservation area is not in keeping with the local area.

P&T 018/25-26 Planning Decisions

The planning decisions report was noted.

P&T 019/25-26 Any other items the Chairman deems urgent

There were no items deemed urgent.

P&T 020/25-26 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 8 July 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	Application Approved
P/LBC/2025/02760	Thornsaeta House 13 St Johns Hill Wareham BH20 4LZ	Internal repairs - repair rear wall, remove the modern floor joists and wallplate and install new ones, install concrete floor slabs, install low-level wall vents	NO OBJECTION	Application Approved
P/HOU/2025/02742	1 Stour Drive Wareham BH20 4EW	Raise roof to create first floor habitable accommodation and erect a single storey side extension	OBJECTION – The property will be overbearing to No.59 with overlooking from the rear dormer window.	Out to consultation
P/FUL/2025/03240	Flat 11 Coopers Close Wareham BH20 4RB	Replace 1no window	NO OBJECTION	Out to consultation
P/ADV/2025/03172	Co-op, 9 North Street Wareham BH20 4AB	Digital display screen positioned inside the store advertising deals, Produce etc	OBJECTION – the sign is too bright, by the applicant's own admission, and it is not being turned off at 10pm, being left on much later than stated. The sign is extremely distracting to drivers and being in a conservation area is not in keeping with the local area.	Out to consultation