



Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

16 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 22 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 (Vice 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.

**22 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 8 JULY 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 8 JULY 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/ADV/2025/02966  
**Location:** 4 North Street Wareham BH20 4AF  
**Proposal:** Pharmacy premises signage, to feature company logo and registered trademark.

**Decision required by:** 24 JULY 2025

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**7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

**8. Sitting Out Licence Application for The Granary, The Quay, Wareham, Dorset BH20 4LP**

To retrospectively approve the decision supporting the sitting out licence application for The Granary, The Quay, Wareham, Dorset, BH20 4LP received by email on Thursday 3 July 2025.

**9. New Tree Preservation Order TPO/2025/0055 (Land to the rear of 15-17 Tinkers Lane, Wareham, BH20 4QR)**

To consider the provisional Tree Preservation Order (TPO) made at Land to the rear of 15-17 Tinkers Lane, Wareham, BH20 4QR

**10. Worgret Road Speed Indicator Devices**

To consider the information received from Dorset Council regarding speed indicator devices on Worgret Road.

**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 12 August 2025 at 7.00pm.**



**Minutes of a meeting of the Planning and Transport Committee held on Tuesday 08 July 2025 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.**

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

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

**P&T 021/25-26 Apologies for absence**

Apologies were received and accepted from Cllr B Dean and Cllr Cleaton.

**P&T 022/25-26 Declarations of interest**

There were no declarations of interest.

**P&T 023/25-26 Public participation time**

There were no members of the public present.

**P&T 024/25-26 Confirmation of the minutes of the previous meeting**

It was **RESOLVED** that the minutes of the meeting held on 24 June 2025 were approved and were signed by the Chair.

**P&T 025/25-26 Matters arising from the minutes of the previous meeting**

There were no matters arising.

**P&T 026/25-26 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/TRC/2025/03472  
**Location:** Rear of 15 Tinkers Lane Wareham BH20 4QR  
**Proposal:** T1 English Oak – Fell

**Decision:** NOTED

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**P&T 027/25-26 Planning Decisions**

The planning decisions report was noted.

**P&T 028/25-26 Town Walkabout**

The committee considered Councillors' observations following the town walkabout in Cow Lane and North and West Walls.

It was **RESOLVED** that the implementation of a 20 Mph Zone within the Saxon Walls be explored with Dorset Council and the extension of double yellow lines to prevent parking at the damaged site of West Walls be pursued.

**P&T 029/25-26 Any other items the Chairman deems urgent**

There were no items deemed urgent.

**P&T 030/25-26 Date of next meeting**

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 22 July 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/HOU/2025/02742	1 Stour Drive Wareham BH20 4EW	Raise roof to create first floor habitable accommodation and erect a single storey side extension	<b>OBJECTION</b> – The property will be overbearing to No.59 with overlooking from the rear dormer window.	Under officer consideration
P/FUL/2025/03240	Flat 11 Coopers Close Wareham BH20 4RB	Replace 1no window	<b>NO OBJECTION</b>	Under officer consideration
P/ADV/2025/03172	Co-op, 9 North Street Wareham BH20 4AB	Digital display screen positioned inside the store advertising deals, Produce etc	<b>OBJECTION</b> – 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

## PLANNING AND TRANSPORT COMMITTEE REPORT

Meeting Date: 22 July 2025

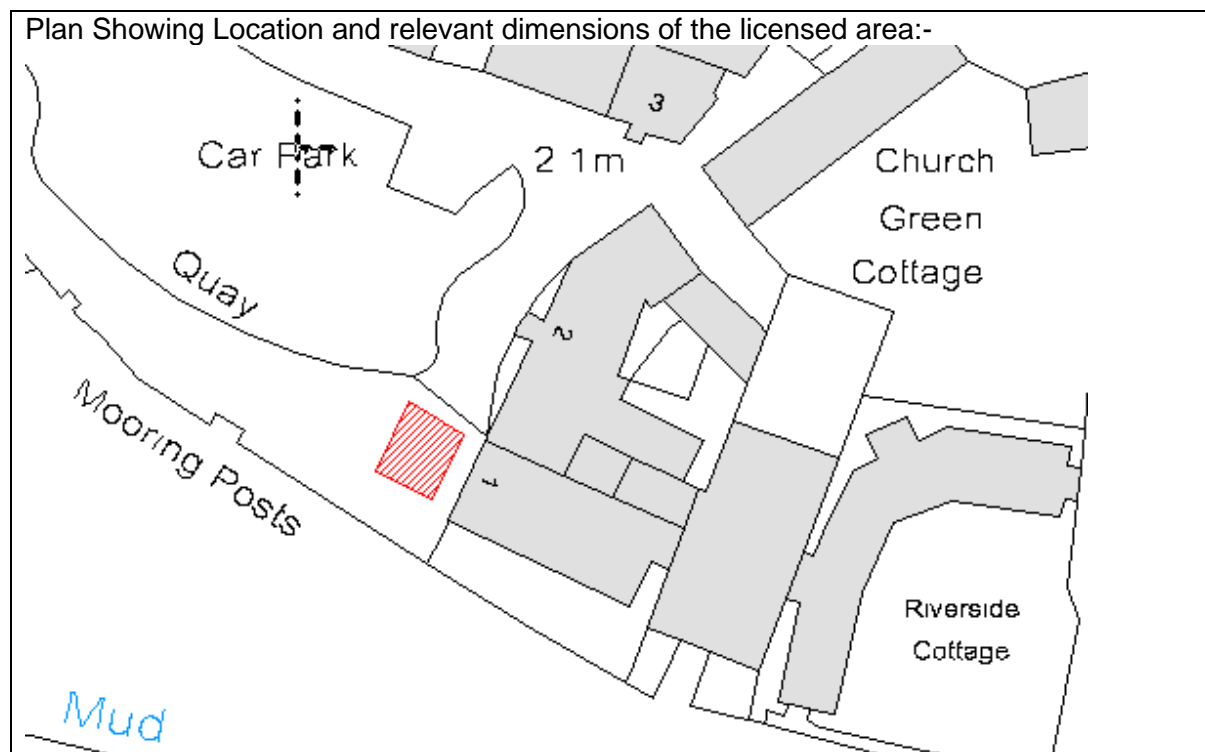
### Agenda Item: 8

<b>Subject:</b>	Worgret Road – Speed Indicator Device(s)
<b>Prepared by:</b>	Sam Dickins, Deputy Town Clerk
<b>Purpose of Report:</b>	To consider the information received from Dorset Council regarding speed indicator devices on Worgret Road.
<b>Background:</b>	<p>Dorset Council contacted Wareham Town Council noting intermittent technical issues with the current vehicle activated advisory signs. Dorset Council has noted that repairing the existing vehicle activated advisory signs is uneconomical and will not be repairing or replacing these.</p> <p>Following this correspondence, Dorset Council has made Wareham Town Council aware of the opportunity for the Town Council to purchase a speed indicator device under the <a href="#">Community Speed Indicator Devices Programme</a> (SID programme).</p>
<b>Key Points:</b>	<p><b>Site safety:</b> Dorset Council has indicated that the zebra crossing, and pedestrian refuge island provide sufficient safety features and advisory demarcation, negating the requirement for additional advisory signs. Dorset Council has made clear that the currently existing vehicle activated advisory signs <u>do not</u> make this part of road safer in its view.</p> <p><b>Unclear demand:</b> The Town Council has not received requests for such a measure to be implemented from residents, and it is not clear whether speed indicator devices are desired (SIDs).</p> <p><b>Implementation process:</b> Sites for SIDs must reach criteria based upon speeding data. For Worgret Road the required 85<sup>th</sup> percentile speed would be 35mph. If the speed survey does not reflect this, SIDs cannot be implemented.</p> <p><b>Implementation and on-going costs:</b> SIDs cost £2,695 (excl. VAT) each. They can be installed with small solar panels, adding £225 - £275 (excl. VAT), require £55 (excl. VAT) mounting brackets and likely a pole per location to be installed at a cost of £300 - £500 (excl. VAT). This is after an initial speed survey of £200 - £295 (excl. VAT). SIDs should be moved periodically, requiring multiple poles and volunteers or staff members would need to receive training to move them which may have additional costs attached.</p> <p>In total, the implementation of one SID would likely cost Wareham Town Council approximately £3,775 - £4,320 (excl. VAT) in addition to on-going training costs, neither of which have been budgeted for in-year.</p>
<b>Implications</b>	<p><b>Financial Impact:</b> The approximate costs represent a significant expenditure, which would need approval with potential on-going training costs.</p> <p><b>Unclear demand and president setting:</b> With unclear demand from residents, implementing SIDs at a considerable expenditure might be met with scepticism from residents. Conversely, residents may see one installation and request further installations despite limited impact on road safety further straining the Council's finances.</p>
<b>Recommendation</b>	To consider the information received from Dorset Council regarding the implementation of speed indicator devices on Worgret Road.

**HIGHWAYS ACT 1980**  
**Licence to Use a Sitting Out Area on the Public Highway**

This Licence is issued to: **The Old Granary**

Licensed Premises: **The Quay, Wareham, BH20 4LP**



Number of Permitted Seats: **20**

Time: **10am to 11pm**

Issued: **31 July 2024**

Expiry Date: **30 July 2025**

Licence Issued by: Ian Newport

Date: 30 July 2024

Signed: 

**Dorset Highways**  
Charminster Depot  
Wanchard Lane  
Dorset, DT2 9RP

Licence No: SOL032



## **CONSENT CONDITIONS**

The following conditions apply to sitting out licences:

- The location and size of the sitting out area will be agreed with the council. This will be marked out to ensure that it is complied with.
- Normally a minimum footway width of 2m will be required at all times between the seating area and the edge of the footway, in exceptional circumstances this can be reduced down to 1.5m over short lengths due local conditions.
- A copy of the licence must be displayed in a prominent window fronting the sitting out area at all times
- No “A” boards (advertising boards) or signs will be permitted in addition to the licensed area
- Advertising on umbrellas or blinds will be subject to planning considerations and should be associated with the premises rather than individual products
- The design of any semi-permanently fixed items of furniture; (decking, lighting, bollards etc.) must be agreed prior to installation. These will only normally be allowed in pre-existing licensed areas.
- Accessibility for disabled people must be allowed for.
- The Licensee will be responsible for the costs of the provision and installation of these items together with their maintenance and removal
- The operator of the licensed area must have adequate insurance to cover the area of the licence and indemnify the council from any claims arising from the licensee’s activities.
- The council as highway authority, and statutory undertakers will have a right of access to the area at all times
- The council, subject to a two- week notice period may withdraw the licence.
- This licence does not cover the consumption of alcohol on the highway and the licensee should make an application to the appropriate licensing body
- The licensee is responsible for keeping the licensed area clear of all litter and debris.
- The licensee is responsible for obtaining any permissions relating to planning, community charge issues, business rate increases and any other licences or permissions required. Including those for any powered equipment that is to be used.
- The licensee will be responsible for ensuring that they follow all coronavirus guidelines. Failure to do this will mean that the license is withdrawn immediately. No notice period will be given.
- The licensee must follow all conditions on the license. Failure to do this by the licensee or their customers will mean that the license is withdrawn immediately. No notice period will be given.
- The license runs for a 1-year period, it will be reviewed at the end of the period.
- Reports of anti-social behaviour, public nuisance or any behaviour that risks the safety of others by customers, staff or the licensee will mean that the licence is withdrawn. No notice period will be given.
- Applicants must take reasonable provision for seating where smoking is not permitted

### **Permitted furniture**

The following furniture is permitted:

- counters or stalls for selling or serving food or drink
- tables, counters or shelves on which food or drink can be placed
- chairs, benches or other forms of seating

- umbrellas, barriers, heaters and other articles used in connection with the outdoor consumption of food or drink

This furniture is required to be removable and not a permanent fixed structure. It must be able to be moved easily and stored away when you are not operating.



Old Granary seating

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Easting: 392398.86  
Northing: 87151.43  
Zoom: 65 978m (20)

Scale: 1:2500

PH

PC

Car Park

2.1m

Quay

Sitting out for 20 people

Mooring Posts

MLW

Mud

5m  
20ft



## Memorandum

TO: Wareham Town Council

FROM: [REDACTED]

DATE: 14 July 2025

### **New Tree Preservation Order TPO/2025/0055**

### **Dorset Council (Land to the rear of 15-17 Tinkers Lane, Wareham, BH20 4QR) Tree Preservation Order 2025**

Dear Sir/Madam

This is to inform you that a provisional Tree Preservation Order (TPO) has been made at Land to the rear of 15-17 Tinkers Lane, Wareham, BH20 4QR on **14 July 2025**.

The following is the statement of the Council's reasons for making the Order (as required by **REGULATION 5** of The Town and Country Planning (Tree Preservation)(England) Regulations 2012):

The Authority has made this Tree Preservation Order because it is considered that premature removal or extensive pruning of the tree would have a significant negative impact on the amenity to the local environment and its enjoyment by the public.

<b>Tree Number and description</b>	<b>Situation</b>
T1 – Oak	Land to the rear of 15-17 Tinkers Lane, Wareham, BH20 4QR. As shown on map.

As mentioned, the order is currently provisional and the Council will have six months, from the date on the order, in which to decide whether the order is to be confirmed or not.

All representations or valid objections regarding the order received within the 28 day notice period will be considered prior to any decision being made.

The authority will take your comments into account when deciding whether or not to confirm the order.

In the absence of any objections the order will be confirmed, with or without modification, under powers delegated to the Service Manager for Conservation.

Should you have any questions or queries regarding this TPO, please do not hesitate to contact me.

Yours faithfully

[REDACTED]  
**Tree Officer**

Direct Line: [REDACTED]

[REDACTED] [REDACTED]

