



Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

6 August 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 12 AUGUST 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 M Cotton  
Councillor B Dean

Councillor D Robinson (Vice Chair)  
Councillor D Cleaton  
Councillor A Dallimore  
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**

**12 AUGUST 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 22 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 22 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/HOU/2025/03227  
**Location:** 1 Wyatts Lane Wareham BH20 4NH  
**Proposal:** REAR EXTENSION, ALTERATIONS TO ROOF TO FORM DORMER AND ALTERATIONS / IMPROVEMENTS

**Decision required by:** 14 August 2025 (extended)

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**Application Number:** P/FUL/2025/04230  
**Location:** 20 South Street Wareham BH20 4LT  
**Proposal:** Change of Use from Class E (commercial) to a Class C3 residential 3-bedroom flat, affecting part of the ground floor, first floor, and second floor.

**Decision required by:** 13 August 2025

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**Application Number:** P/LBC/2025/04231  
**Location:** 20 South Street Wareham BH20 4LT  
**Proposal:** Change of Use from Class E (commercial) to a Class C3 residential 3-bedroom flat, affecting part of the ground floor, first floor, and second floor. Consent for the internal and replacement rooflight works to accommodate residential use:

**Decision required by:** 18 August 2025

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**Application Number:** P/LBC/2025/04433  
**Location:** Duke Of Wellington 5-7 East Street Wareham BH20 4NN  
**Proposal:** Roof repairs, repair of timber windows and external redecoration (masonry, windows & doors). Colours to match existing.

**Decision required by:** 20 August 2025

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## **7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

## **8. Residential Parking in Wareham – To Follow**

To consider a request of support from a resident in respect of residential parking in Wareham.

## **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 26 August 2025 at 7.00pm.**



**Minutes of a meeting of the Planning and Transport Committee held on Tuesday 22 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), B Dean, D Budd, A Dallimore and M Hill.

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

**P&T 031/25-26 Apologies for absence**

Apologies were received and accepted from Cllr Cleaton and Cllr Cotton.

**P&T 032/25-26 Declarations of interest**

There were no declarations of interest.

**P&T 033/25-26 Public participation time**

There were no members of the public present.

**P&T 034/25-26 Confirmation of the minutes of the previous meeting**

P&T 028/25-26 inclusion of the committee's consideration of speed bumps in Cow Lane.

It was **RESOLVED** that the minutes of the meeting held on 08 July 2025 were approved subject to the above amendment and would be signed by the Chair following the meeting.

**P&T 035/25-26 Matters arising from the minutes of the previous meeting**

Cllr Robinson enquired whether there had been any progress on the speed surveys within the Saxon Walls following the committee's previous meeting. The Deputy Town Clerk noted that the speed surveys entailed an unbudgeted expenditure which would be considered at the Policy, Resources and Finance committee on 9 September 2025.

**P&T 036/25-26 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/ADV/2025/02966  
**Location:** 4 North Street Wareham BH20 4AF  
**Proposal:** Pharmacy premises signage, to feature company logo and registered trademark.

**Decision:** **OBJECTION** – Wareham Town Council recognises that an illuminated green cross on medical facilities is exempt from restriction but strongly objects to the illumination of the remaining fascia. Wareham Neighbourhood Plan Policy TC5 states "signs should be of sympathetic and traditional design" and "not be

bulky in appearance or internally illuminated” which makes the sign contrary to policy, particularly given that it is located within a conservation area. The proposed large font, which is much bigger than the former ‘Boots’ signage, further compounds its visible intrusion within the conservation area. In addition, there is absolute objection to the sign being illuminated during the hours of 18:00–09:00, which is outside the pharmacy’s open hours and unnecessary.

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**P&T 037/25-26 Planning Decisions**

The planning decisions report was noted.

**P&T 038/25-26 Sitting Out Licence Application for The Granary, The Quay, Wareham, Dorset, BH20 4LP**

The committee considered documentation in respect to the sitting out licence application for The Granary, The Quay, Wareham, Dorset, BH20 4LP which had been circulated by email and responded to prior to the meeting due to the deadline given by Dorset Council.

It was **RESOLVED** that the decision supporting the sitting out licence application for The Granary, The Quay, Wareham, Dorset, BH20 4LP received by email on 3 July 2025 be retrospectively approved.

**P&T 039/25-26 New Tree Preservation Order TPO/2025/0055 (Land to the rear of 15-17 Tinkers Lane, Wareham, BH20 4QR)**

The committee considered the documentation in respect to the new tree preservation order TPO/2025/0055 on the land to the rear of 15-17 Tinkers Lane, Wareham, BH20 4QR.

It was **RESOLVED** there was no objection to the implementation of the new tree preservation order TPO/2025/0055 on the tree to the rear of 15-17 Tinkers Lane, Wareham, BH20 4QR.

**P&T 040/25-26 Worgret Road Speed Indicator Devices**

The committee noted the report which set out the withdrawal of Dorset Council’s support of the Speed Indicator Device at Worgret Road, which had been broken for some time. It further considered the substantial cost implications to the Town Council if it were to accept Dorset Council’s offer to adopt the device, along with the limited identifiable benefit it made to road safety.

It was **RESOLVED** not to participate in the community speed indicator devices programme at this time.

**P&T 041/25-26 Any other items the Chairman deems urgent**

There were no items deemed urgent.

**P&T 042/25-26    Date of next meeting**

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 12 August 2025 at 19:00.

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

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				<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>	Awaiting sign off
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.	Under officer consideration

P/ADV/2025/02966	4 North Street Wareham BH20 4AF	Pharmacy premises signage, to feature company logo and registered trademark	<b>OBJECTION</b> – Wareham Town Council recognises that an illuminated green cross on medical facilities is exempt from restriction but strongly objects to the illumination of the remaining fascia. Wareham Neighbourhood Plan Policy TC5 states “signs should be of sympathetic and traditional design” and “not be bulky in appearance or internally illuminated” which makes the sign contrary to policy, particularly given that it is located within a conservation area. The proposed large font, which is much bigger than the former ‘Boots’ signage, further compounds its visible intrusion within the conservation area. In addition, there is absolute objection to the sign being illuminated during the hours of 18:00–09:00, which is outside the pharmacy’s open hours and unnecessary.	Out to consultation
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