



Town Hall
East Street
Wareham
Dorset
BH20 4NS

3 September 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 9 September 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.



1. Apologies for absence

9 September 2025 at 7pm

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 12 August 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 12 August 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/2025/04925
Location: Betws Y Coed Wyatts Lane Wareham BH20 4NH
Proposal: Erect a single storey rear extension, remove existing front flat low-level roof and replace with a tiled lean-to roof & replace existing vertically hung tiles for natural timber cladding

Decision required by: 23 September 2025

Application Number: P/TRC/2025/05184
Location: 4 Folly Lane Wareham BH20 4HH
Proposal: T1 Sycamore: Fell

Decision required by: Information purposes only

Application Number: P/TRT/2025/04940
Location: 39 Stowell Crescent Wareham BH20 4PT
Proposal: Birch: Fell.
Replant with Birch

Decision required by: Information purposes only

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Residential Parking in Wareham – TO FOLLOW

To consider officers findings following investigation into mixed model residential parking in relation to the request for support from North Street resident.

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 23 September 2025 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 12 August 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, D Cleaton, M Cotton and M Hill.

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

P&T 043/25-26 Apologies for absence

Apologies for absence were received and accepted from Cllr A Dallimore.

P&T 044/25-26 Declarations of interest

There were no declarations of interest.

P&T 045/25-26 Public participation time

There were no members of the public present.

P&T 046/25-26 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on Tuesday 22 July 2025 were approved and would be signed by the Chair following the meeting.

P&T 047/25-26 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 048/25-26 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/2025/03227
Location: 1 Wyatts Lane Wareham BH20 4NH
Proposal: REAR EXTENSION, ALTERATIONS TO ROOF TO FORM DORMER AND ALTERATIONS / IMPROVEMENTS

Decision: NO OBJECTION

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: NO OBJECTION – COMMENT – Members noted a lack of clarity within which areas of the premises would be remaining as Class E and what is proposed to change to class C3. Although there is no objection to the proposal in principle, members would not

support the front of the premises changing to class C3 as this is contrary to the Neighbourhood Plan, particularly TC1 A.

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: NO OBJECTION – COMMENT – Members noted a lack of clarity within which areas of the premises would be remaining as Class E and what is proposed to change to class C3. Although there is no objection to the proposal in principle, members would not support the front of the premises changing to class C3 as this is contrary to the Neighbourhood Plan, particularly TC1 A.

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: NO OBJECTION

P&T 049/25-26 Planning Decisions

The planning decisions report was noted.

P&T 050/25-25 Residential Parking in Wareham

It was **RESOLVED** to defer this item until the next meeting to enable officers to further investigate the proposed mixed model residential parking.

P&T 051/25-26 Any other items the Chairman deems urgent

There were no items deemed urgent.

P&T 052/25-26 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 26 August 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/ADV/2025/02966	4 North Street Wareham BH20 4AF	Pharmacy premises signage, to feature company logo and registered trademark	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.	Application refused

P/HOU/2025/03227	1 Wyatts Lane Wareham BH20 4NH	REAR EXTENSION, ALTERATIONS TO ROOF TO FORM DORMER AND ALTERATIONS / IMPROVEMENTS	NO OBJECTION	Application Approved
P/FUL/2025/04230	20 South Street Wareham BH20 4LT	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.	NO OBJECTION - Members noted a lack of clarity within which areas of the premises would be remaining as Class E and what is proposed to change to class C3. Although there is no objection to the proposal in principal, members would not support the front of the premises changing to class C3 as this is contrary to the Neighbourhood Plan, particularly TC1 A.	Under officer consideration
P/LBC/2025/04231	20 South Street Wareham BH20 4LT	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	NO OBJECTION - Members noted a lack of clarity within which areas of the premises would be remaining as Class E and what is proposed to change to class C3. Although there is no objection to the proposal in principal, members would not support the front of the premises changing to class C3 as this is contrary to the Neighbourhood Plan, particularly TC1 A.	Under officer consideration
P/LBC/2025/04433	Duke Of Wellington 5-7 East Street Wareham BH20 4NN	Roof repairs, repair of timber windows and external redecoration (masonry, windows & doors). Colours to match existing.	NO OBJECTION	Out to consultation