



Town Hall
East Street
Wareham
Dorset
BH20 4NS

17 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 23 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.



A G E N D A

1. Apologies for absence

23 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 9 September 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 9 September 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/2025/05267
Location: 1 Stour Drive Wareham BH20 4EW
Proposal: Erect single storey rear & side extension

Decision required by: 30 September 2025

Application Number: P/FUL/2025/04604
Location: Public Conveniences Howards Lane Wareham BH20 4HU
Proposal: Demolition of original existing toilet block & erection new modular toilet block

Decision required by: NO DECISION TO BE MADE – COUNCIL INTEREST

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Local Transport Plan (LTP) 2026-41 Consultation – TO FOLLOW

To consider a response to the Local Transport Plan (LTP) 2026-41 Consultation

9. Dorset National Landscape Management Plan 2026-31 Consultation – TO FOLLOW

To consider a response to the Dorset National Landscape Management Plan 2026-31 Consultation

10. On-Street Residential Parking – TO FOLLOW

To consider a resident's request for support in respect of residential parking in Wareham

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 14 October 2025 at 7.00pm.**



Item 4

Minutes of a meeting of the Planning and Transport Committee held on Tuesday 09 September 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, D Cleaton, M Cotton, A Dallimore, B Dean and M Hill.

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

P&T 053/25-26 Apologies for absence

There were no apologies for absence.

P&T 054/25-26 Declarations of interest

There were no declarations of interest.

P&T 055/25-26 Public participation time

There were no members of the public present.

P&T 056/25-26 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 12 August 2025 were approved and were signed by the Chair.

P&T 057/25-26 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 058/25-26 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/2025/04925
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:	NO OBJECTION
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Application Number:	P/TRC/2025/05184
Location:	4 Folly Lane Wareham BH20 4HH
Proposal:	T1 Sycamore: Fell

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

Decision:	NOTED
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Cllr Dallimore noted his concern that applications pertaining to tree preservation orders were provided to the Town Council for information purposes only with minimal information regarding the trees or reasoning and context for proposed work. The Committee agreed the importance of trees within the town and their contribution to the street scene. The Town Clerk noted that planning applications for trees received from Dorset Council for consultation did not allow for the Town Council to respond as it would for other forms of planning applications and that feeding back the Committee's comments regarding tree applications is often ineffectual as the appropriate mechanism is lacking. The Committee noted this could be an area of improvement to relay to Dorset Council representatives for Wareham.

It was **RESOLVED** that the Chair draft a letter outlining the concerns to Dorset Council Councillors to stress the lack of input from the Town Council on Tree applications.

P&T 059/25-26 Planning Decisions

The planning decisions report was noted.

P&T 060/25-26 Residential Parking in Wareham

The Committee considered the report in respect to a request from a resident for support of mixed model on-street residential parking in Wareham.

The Committee discussed the matter at length, considering the pros and cons of such an arrangement for the town. It was noted that some streets in Wareham, likely to be subject to on-street residential parking if implemented, had off-street parking solutions often accompanying properties as well as car parks with resident permit availability.

The Committee sought further information regarding existing zone layouts in other towns in the region, clarity about the hours of operation of on-street residential parking and the reversibility of on-street residential parking if implemented.

It was **RESOLVED** that further investigation into the detail of Dorset Council's on-street residential parking be done with clarity obtained on operating hours, and whether on-street parking is reversible if found to not work in the town.

It was also **RESOLVED** that the Deputy Clerk advise the resident who raised the request that parking permits are available in all the car parks within the vicinity of North Street.

P&T 061/25-26 Any other items the Chairman deems urgent

There were no items deemed urgent.

P&T 062/25-26 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 23 September 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.	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	Application Approved
P/HOU/2025/04925	Betws Y Coed Wyatts Lane Wareham BH20 4NH	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	NO OBJECTION	Out to consultation