



Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

19 November 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 **25 November 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**

**25 November 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 11 November 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 11 November 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/FUL/2025/06653  
**Location:** 7 Westminster Road Wareham BH20 4SP  
**Proposal:** Erect single storey extension to existing industrial unit  
**Decision required by:** 4 December 2025

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**Application Number:** P/LBC/2025/06556  
**Location:** 14 West Street Wareham BH20 4JX  
**Proposal:** Internal alterations to include reopening of doorways, create new opening and lobby access to first floor lounge. Create new doorway between courtyard and passage and demolition of first floor bathroom and ducting  
**Decision required by:** 3 December 2025

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**Application Number:** P/LBC/2025/06672  
**Location:** 3 South Street Wareham BH20 4LX  
**Proposal:** Retain internal doors

**Decision required by:** 1 December 2025

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**Application Number:** P/LBC/2025/06483  
**Location:** 52 West Street Wareham BH20 4JZ  
**Proposal:** Remove wooden fireplace surround (not original) and make good chimney breast, fix floating wooden mantle with heat protector above fireplace, put steel/cast iron log burner in fireplace recess and insert flexible flue into chimney

**Decision required by:** 2 December 2025

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**Application Number:** P/LBC/2025/06669  
**Location:** 20 North Street Wareham BH20 4AG  
**Proposal:** CHANGE PROPOSED DOOR (APPROVED UNDER P/LBC/2025/01992) TO WINDOW

**Decision required by:** 8 December 2025

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**Application Number:** P/VOC/2025/06703  
**Location:** Wareham Riverboats Abbots Quay Wareham BH20 4LW  
**Proposal:** Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth (with a variation of conditions 1 and 4 of planning permission P/FUL/2022/04609 to update drawings following design changes and relocation of pump no longer required)

**Decision required by:** 4 December 2025

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**Application Number:** P/NMA/2025/06670  
**Location:** 20 North Street Wareham BH20 4AG  
**Proposal:** Non-Material Amendment to replace proposed doors with casement window to planning permission P/HOU/2025/01991: Removal of wall of existing extension and erect new extension

**Decision required by:** For Information Only

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**7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

**8. Bere Road signage and Yellow Bars**

To consider the update in respect to Bere Road signage and yellow bars and future action the Committee wishes to take.

**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 16 December 2025 at 7.00pm**.



**Minutes of a meeting of the Planning and Transport Committee held on Tuesday 11 November 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, A Dallimore, B Dean and M Hill.

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

**P&T 085/25-26 Apologies for absence**

Apologies for absence were received and accepted from Cllrs D Cleaton and M Cotton.

**P&T 086/25-26 Declarations of interest**

There were no declarations of interest.

**P&T 087/25-26 Public participation time**

There were no members of the public present.

**P&T 088/25-26 Confirmation of the minutes of the previous meeting**

It was **RESOLVED** that the minutes of the meeting held on 14 October 2025 were approved and were signed by the Chair.

**P&T 089/25-26 Matters arising from the minutes of the previous meeting**

There were no matters arising.

**P&T 090/25-26 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/2025/06133  
**Location:** 22 North Street Wareham BH20 4AG  
**Proposal:** T1 Goat Willow – Fell to ground level.  
T2 Goat Willow – Fell to ground level.  
T3 Portuguese Laurel – Fell to ground level.

**Decision:** NOTED

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**Application Number:** P/TRC/2025/06354  
**Location:** 53 North Street Wareham BH20 4AD  
**Proposal:** T1 Cypress – Fell.  
T2 Spruce – Fell.  
Replant with more appropriately sized tree species for small garden.

**Decision:** NOTED

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**P&T 091/25-26 Planning Decisions**

The planning decisions report was noted.

**P&T 092/25-26 Any other items the Chairman deems urgent**

The Chair noted the letter in respect to Consideration of Town Council Input on Tree Preservation Orders agreed under P&T 058/25-26 had been sent on 22.10.2025 and that, to date, no response from Dorset Council had been forthcoming.

**P&T 093/25-26 Date of next meeting**

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 25 November 2025 at 7:00pm.

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/HOU/2025/05684	87 Carey Road Wareham BH20 4AZ	Erect single storey front extension and single storey first floor extension over existing garage with internal alterations	<b>NO OBJECTION</b>	Under officer consideration
P/HOU/2025/05509	10 Mill Lane Wareham BH20 4RB	Erect porch extension, loft conversion with rear dormer, increase width of driveway entrance, and erect 1500 high stone wall, roof light, remove chimney, bike store	<b>NO OBJECTION</b> Comment - Wareham Town Council highlights the need for the applicant to adhere to the Highways recommendation in respect of the turning circle provision, and requests that this be checked following commencement of work.	Application Approved
P/FUL/2025/05619	53 North Street Wareham BH20 4AD	Change of use of shop (Use Class E(a)) to dwellinghouse (Use Class C3) with associated internal alterations	<b>NO OBJECTION</b>	Application Approved
P/VOC/2025/05847	2 St Michaels Road Wareham BH20 4QU	Demolish existing garage and erect a new 3-bedroom dwelling (with variation to condition 1 of planning permission P/FUL/2924/05786 to vary the approved plans to change flat roof to pitched roof and some alterations to the fenestration of the existing dwelling)	<b>NO OBJECTION</b>	Under officer consideration

## PLANNING AND TRANSPORT COMMITTEE REPORT

**Meeting Date: 25 November 2025**

### Agenda Item: 8

<b>Subject:</b>	Bere Road Signage and Yellow Bars
<b>Prepared by:</b>	Sam Dickins, Deputy Town Clerk
<b>Purpose of Report:</b>	To consider the update in respect of Bere Road signage and yellow bars and future action the Committee wishes to take.
<b>Background:</b>	<p>The Planning and Transport Committee considered a speed indicator device request for Bere Road at its meeting on 14.10.2025 under P&amp;T 082/25-26. At this meeting the Committee resolved not to support the request for installation at this time, but to approach Dorset Council to request improved signage, consider methods of deterrent and to engage the Community Speed watch group to survey the road.</p> <p>This report provides an update of the 3 resolved actions for the Committee's information, consideration and decision.</p>
<b>Key Points:</b>	<p>Officers have engaged Dorset Council regarding both the signage and possible deterrents.</p> <p><b>Signage:</b> Town Council officers have reported the existing signage which was not properly visible to Dorset Council. Dorset Council has acknowledged the signs identified by the Town Council and had added the cutting of overgrown hedges impeding the signs visibility to Highways officers job list.</p> <p>This will be actioned by Dorset Council in due course.</p> <p>Dorset Council has noted that it would likely not consider moving the existing signage or adding to them at this stage.</p> <p><b>Speed deterrents:</b> On 14 October 2025, the Planning and Transport Committee suggested "rumble strips" for consideration.</p> <p>Dorset Council noted "rumble strips" are ordinarily reserved for dual carriage ways as ridged or textured painted lines parallel to the direction of travel alerting drivers that they are straying from their original lane. Dorset Council has suggested <b>yellow bars</b> as a potential alternate traffic calming measure.</p> <p>Yellow bars often accompany "SLOW" markings and can be painted thickly to give drivers a tactile and visual prompt to drive more slowly and carefully. Dorset Council has noted its limited budgetary capacity to install these, and the site would need to reach a safety threshold.</p> <p>Dorset Police collision data records 2 incidents in the past 5 years, neither of which cite vehicle speeds as a contributory factor. Dorset Council's data team has also been contacted for data it holds but has not yet responded. This means that at present the road would likely not meet the safety threshold and although the existing data does not meet an actionable threshold for yellow bars, further speeding data could be collected which may or may not support a case for Dorset Council to action the installation of yellow bars.</p> <p>This would require a speed survey, paid for by the Town Council. Speed Watch indicative data still might be able to inform whether Council wishes to commit to such an expenditure.</p>



	<p><b>Community Speed Watch Group:</b> The group has been engaged regarding data collection on Bere Road. The group consistently raises concerns of lacking volunteer capacity, preventing it from reliably operating. The Town Council has offered to share recruitment materials, but the realistic depth of potential Town Council support in volunteer recruitment is limited.</p> <p><b>Key Challenges and Considerations:</b> There are 3 key challenges and considerations which the Committee should understand and consider:</p> <ol style="list-style-type: none"> <li>1. <b>Community Speed Watch Capacity:</b> The Community Speed Watch Group does not, at present, have the volunteer capacity to effectively undertake regular speed watch sessions in Wareham. Without significant efforts to increase volunteer engagement, it is unlikely to be able to consistently support the Town Council in collecting the data it needs.</li> <li>2. <b>Town Council Budgetary Constraints:</b> To arrange for Dorset Council to implement traffic calming measures the Town Council would be required to pay for speed surveys to be delivered by Dorset Council. Suitable sites might be informed by Speed Watch's observations. These would be unbudgeted expenses at a time where the Town Council is seeking to make budgetary efficiencies, and would need to be approved by the Policy, Resource and Finance Committee, which has been hesitant to approve such expenditures.</li> <li>3. <b>Uncertainty of Speed Watch / Speed Survey Outcome:</b> There is no guarantee that a speed survey would identify the speeding threshold for traffic calming measures to be implemented. Though this would confirm that the roads are currently safe in Dorset Council's view, this outcome might be unagreeable to residents, who are likely to still strongly believe the speeding is unacceptable despite the data.</li> </ol>
<b>Implications:</b>	<p>Failure to identify a means of collecting the required data to implement any traffic calming measures will leave the Town Council unable to action these.</p> <p>Reliance on Community Speed Watch alone may would not be sufficient to arrange traffic calming measures and unbudgeted costs would still be required in the form of a speed survey.</p> <p>Failure to act on or provide an acceptable response to speeding concerns raised by residents may lead to resident frustration towards the Town Council.</p>
<b>Recommendation:</b>	<p>To note the outcomes regarding signage on Bere Road.</p> <p>To consider whether this Committee wishes to recommend to the Policy, Resource and Finance Committee for a speed survey on Bere Road to be commissioned at a cost of £295 (excluding VAT), wait for Speed Watch to be in a position where they can collect indicative data before committing to a speed survey expenditure or do nothing.</p> <p>The note the context of the Community Speed Watch Group, and the group's challenges to support the Council.</p>