



Town Hall
East Street
Wareham
Dorset
BH20 4NS

8 October 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 14 October 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 & RFO

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

14 October 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 23 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 23 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/2025/05684
Location: 87 Carey Road Wareham BH20 4AZ
Proposal: Erect single storey front extension and single storey first floor extension over existing garage with internal alterations
Decision required by: 16 October 2025

Application Number: P/HOU/2025/05509
Location: 10 Mill Lane Wareham BH20 4RB
Proposal: 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
Decision required by: 17 October 2025

Application Number: P/FUL/2025/05619
Location: 53 North Street Wareham BH20 4AD
Proposal: Change of use of shop (Use Class E(a)) to dwellinghouse (Use Class C3) with associated internal alterations

Decision required by: Extended to 17 October 2025

Application Number: P/VOC/2025/05847
Location: 2 St Michaels Road Wareham BH20 4QU
Proposal: 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)

Decision required by: 24 October 2025

Application Number: P/NMA/2025/05683
Location: 7 Mill Lane Wareham BH20 4QX
Proposal: Non-Material Amendment : Addition of 2 No. windows on south elevation to planning permission P/HOU/2024/03896 - Removing existing shed and erect garden studio

Decision required by: For information purposes only

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Speed Indicator Device request – Bere Road

To consider a resident's request for support in respect of installing a speed indicator device on Bere Road southbound.

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 28 October 2025 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 23 September 2025 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

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

P&T 063/25-26 Apologies for absence

Apologies for absence were received and accepted from Cllrs B Dean, M Hill and M Tighe.

P&T 064/25-26 Declarations of interest

There were no declarations of interest.

P&T 065/25-26 Public participation time

There were eight members of the public present, none of whom wished to speak.

P&T 066/25-26 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 9 September 2025 were approved and would be signed by the Deputy Chair following the meeting.

P&T 067/25-26 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 068/25-26 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/2025/05267
Location: 1 Stour Drive Wareham BH20 4EW
Proposal: Erect single storey rear & side extension

Decision: NO OBJECTION

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: NOTED – COUNCIL INTEREST

P&T 069/25-26 Planning Decisions

The planning decisions report was noted.

P&T 070/25-26 Local Transport Plan (LTP) 2026-41 Consultation

The Committee considered the Local Transport Plan 2026-41 consultation.

Cllr Robinson noted the benefit of cycle routes within proposals to support active travel and noted the importance of maintaining access to the ground-level crossing at Wareham Railway Station. Cllr Robinson also noted the increased bus service frequency proposed in South-Eastern Dorset should extend beyond 7:00pm to accommodate those who choose not to drive as they would be drinking. Cllr Budd noted his support of traffic management and active travel improvements in the town centre, prioritising pedestrian usage.

It was **RESOLVED** to delegate the Local Transport Plan 2026-41 response to officers using the Committee's considerations from the meeting, along with the survey link shared with members via email, to enable a response by the consultation's close on 13 October 2025.

P&T 071/25-26 Dorset National Landscape Management Plan 2026-31 Consultation

The Committee considered the Dorset National Landscape Management Plan 2026-31 consultation.

Cllr Dallimore noted the extensive nature of the National Landscape Management Plan and highlighted that proposals within the Dorset Council Local Plan would stand in contradiction to the National Landscape Management Plan's aims.

It was **RESOLVED** to delegate the Dorset National Landscape Management Plan consultation response 2026-31 using members' considerations to the Deputy Town Clerk.

P&T 072/25-26 On-Street Residential Parking

The Committee considered the report regarding on-street residential parking.

Cllr Cotton noted the potential disturbance to visitor and shopper parking which on-street residential parking may pose for limited resident benefit.

It was **RESOLVED** not to support on-street residential parking in Wareham.

P&T 073/25-26 Any other items the Chairman deems urgent

Cllr Robinson noted the letter Cllr Tighe had drafted in respect to Tree Preservation Order (TPOs) consultation and that it would be circulated with the Committee prior to being sent. Cllr Robinson noted his support of the letter and suggested that the benefit of Town Councils as consultees on TPOs be highlighted in respect to their understanding of the local context and of residents involved in any TPO processes. Cllr Dallimore noted his support and that the Dorset Council tree officer would have final jurisdiction regarding outcomes and that safety matters would be handled as a priority.

P&T 074/25-26 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 14 October 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/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/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	Under officer consideration
P/HOU/2025/05267	1 Stour Drive Wareham BH20 4EW	Erect single storey rear & side extension	NO OBJECTION	Out to consultation

PLANNING AND TRANSPORT COMMITTEE REPORT

Meeting Date: 14 October 2025

Agenda Item: 8

Subject:	Bere Road Speed Indicator Devices (SIDs)
Prepared by:	Sam Dickens, Deputy Town Clerk
Purpose of Report:	To consider support for the installation of Speed Indicator Devices at Bere Road.
Background:	The Town Council was contacted by a resident citing concerns of southbound speeding on Bere Road and, following an informal conversation with a Dorset Council officer, has contacted proposed the Town Council apply for Speed Indicator Devices to be installed on the road.
Key Points:	<p>The resident's original correspondence has been included for reference.</p> <p><i>"Please consider what can be done to slow southbound traffic along Bere Road between Westminster Road and Carey Road junctions (where I live). Although it is 30mph and occasionally there is a mobile speed camera, numerous HGVs in the morning particular regularly exceed this limit and pose a danger to pedestrians on the narrow eastbound pavement and create excessive noise passing houses on Bere Road. I raised this with a DC road surveyor outside my house ([House Number]) recently and he suggested the Town Council should apply to Dorset Council to request installing a speed limit counter. This strikes me as the best solution, before there are any serious accidents. Thank you for your consideration in this matter."</i></p> <p>Target Location: The indicated area is marked in Appendix A with a dotted red line.</p> <p>SIDs are ideally located just inside of the speed limit area to set the tone for onward travel in that speed limit area. Should the Town Council wish to support the SID request, Dorset Council's SID Team ordinarily seek to meet the Town Council to discuss and look at specific locations.</p> <p>Limited stated demand: The Town Council has received only one request for such a measure to be implemented from one resident, and it is not clear whether speed indicator devices (SIDs) are desired more widely by other residents.</p> <p>Implementation process: Sites for SIDs must ordinarily reach criteria based upon speeding data. For Bere Road the required 85th percentile speed would be 35mph. If the speed survey does not reflect this, SIDs cannot be implemented. SIDs had previously been implemented at Bere Road, which may negate the requirement for a speed survey. Dorset Council were unable to confirm whether or not a survey would be required at this time.</p> <p>Implementation and on-going costs: 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>

	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.
Implications	<p>Financial Impact: The approximate costs represent a significant, unbudgeted expenditure, which would need approval before this could be implemented in year. There may be additional on-going training costs for staff or volunteers to move SIDs periodically, though this is unconfirmed.</p> <p>Unclear demand and president setting: 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> <p>Existing president: The Town Council has recently considered the implementation of SIDs at a different site and decided against it. The Town Council may be questioned as to its decision making should it proceed with this site.</p>
Recommendation	To consider support for the installation of Speed Indicator Devices at Bere Road.

