



Town Hall
East Street
Wareham
Dorset
BH20 4NS

7 January 2026

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 13 January 2026** 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

13 January 2026 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 16 December 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 16 December 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/LBC/2025/07382

Location: St Marys Church Green Wareham BH20 4ND

Proposal: Partially rebuild wall along Conniger Lane with new opening to the war memorial.

Decision required by: Extended to 14 January 2026

Application Number: P/CLP/2025/07618

Location: 9 Trent Drive Wareham BH20 4DF

Proposal: Convert half of the integral garage to form a WC and Utility including raising the flat roof to incorporate insulation and two roof lights

Decision required by: For information only

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Bere Road Vehicle Speed and Yellow Bars Traffic Calming

To consider the received vehicle speed data for Bere Road and the Committee's desired further action.

9. Church Street Traffic Management Request

To consider a resident's request for Town Council support for either a southbound one-way system or the construction of a build out for two-way traffic prioritisation.

10. 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).

11. Date of next meeting

To note the date of the next meeting, which is scheduled for **Tuesday 27 January 2026 at 7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 16 December 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 104/25-26 Apologies for absence

There were no apologies for absence.

P&T 105/25-26 Declarations of interest

There were no declarations of interest.

P&T 106/25-26 Public participation time

There were no members of the public present.

P&T 107/25-26 Confirmation of the minutes of the previous meeting

P&T 101/25-26 removal of superfluous “in”.

P&T 101/25-26 syntactical correction of third paragraph’s second sentence to read “...from the Dorset Council data”.

It was **RESOLVED** that the minutes of the meeting held on 25 November 2025 were approved subject to the above amendments were signed by the Chair.

P&T 108/25-26 Matters arising from the minutes of the previous meeting

Cllr Robinson noted a discussion from the previous Committee meeting that the matter of Bere Road would be considered at a future meeting.

P&T 109/25-26 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/2025/06107
Location: 5 Knightstone Close Wareham BH20 4NY
Proposal: Erect first floor extension over existing footprint

Decision: NO OBJECTION

Application Number: P/HOU/2025/07250
Location: 2 St Michaels Road Wareham BH20 4QU
Proposal: Retain replacement side extension

Decision: NO OBJECTION

Application Number:	P/TRC/2025/06952
Location:	10 Bonnets Lane Wareham BH20 4HA
Proposal:	T1 Box Elder - Fell
Decision:	The Committee noted the difficulty to come to a view in respect to this tree works application, given the lack of explanation for the requirement that the tree be felled, any further context regarding the application or photographs of the tree itself.

P&T 110/25-26 Planning Decisions

The planning decisions report was noted.

P&T 111/25-26 Dorset Council Licensing Policy

The Committee considered the draft Dorset Council Licensing Policy and its consultation documents.

The Committee noted concern that the draft Dorset Council Licensing Policy's public safety section under 4.14 stated that "capacity limits will not be imposed as a condition of the licence on fire safety grounds". It was highlighted that there was a direct relationship between the number of occupants of a building and the speed at which a building can be safely evacuated, and that the Committee may wish to note these concerns in its response.

It was **RESOLVED** that the Town Council respond to the Dorset Council Licensing Policy highlighting the Committee's considerations regarding 'Public Safety 4.14' and its support for the rest of the Licensing Policy.

P&T 112/25-26 North Bestwall Road Speed Limit Reduction Request

The Committee considered the resident's request for a reduction in the speed limit on North Bestwall Road and given the road's unadopted nature, it was unclear as to road ownership and the speeds road users could achieve given its condition.

It was **RESOLVED** that the Town Council does not support the request for a reduction in the speed limit on North Bestwall Road and that the resident should contact Dorset Police if they identify vehicles travelling dangerously on North Bestwall Road.

P&T 113/25-26 Any other items the Chairman deems urgent

There were no items deemed urgent.

P&T 114/25-26 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 13 January 2026 at 7:00pm.

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

				ITEM 7
Application Number	Location	Proposal	WTC Decision	DC Decision
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)	NO OBJECTION	Application going through validation as works they are looking to do cannot be done under VOC application. Full Householder application submitted 5.12.2025
P/FUL/2025/06653	7 Westminster Road Wareham BH20 4SP	Erect single storey extension to existing industrial unit	NO OBJECTION	Under officer consideration
P/LBC/2025/06556	14 West Street Wareham BH20 4JX	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	NO OBJECTION	Application Approved
P/LBC/2025/06672	3 South Street Wareham BH20 4LX	Retain internal doors	NO OBJECTION	Application Approved
P/LBC/2025/06483	52 West Street Wareham BH20 4JZ	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	NO OBJECTION	Application Approved
P/LBC/2025/06669	20 North Street Wareham BH20 4AG	CHANGE PROPOSED DOOR (APPROVED UNDER P/LBC/2025/01992) TO WINDOW	NO OBJECTION	Application Approved

P/VOC/2025/06703	Wareham Riverboats Abbots Quay Wareham BH20 4LW	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)	NO OBJECTION	Out to consultation
TPO/2025/0055	Land to the rear of 15-17 Tinkers Lane, Wareham, BH20 4QR	Provisional Tree Preservation Order (TPO) at Land to the rear of 15-17 Tinkers Lane, Wareham, BH20 4QR was confirmed without modification under delegated powers on the 12 December 2025. T1 - OAK	TPO/2025/0055	For information only
P/HOU/2025/06107	5 Knightstone Close Wareham BH20 4NY	Erect first floor extension over existing footprint	NO OBJECTION	Under officer consideration
P/HOU/2025/07250	2 St Michaels Road Wareham BH20 4QU	Retain replacement side extension	NO OBJECTION	Under officer consideration
P/TRC/2025/06952	10 Bonnets Lane Wareham BH20 4HA	T1 Box Elder - Fell	The Committee noted that it was difficult to build a view in respect to this Tree Works application, given the lack of an explanation as to why the tree was required to be felled, any context behind the tree or any photographs of the tree itself	For information only

PLANNING AND TRANSPORT COMMITTEE REPORT



Meeting Date: 13 January 2026

Agenda Item: 8

Subject:	Bere Road Vehicle Speed and Yellow Bars Traffic Calming
Prepared by:	Sam Dickins, Deputy Town Clerk
Purpose of Report:	To consider the received vehicle speed data for Bere Road and the Committee's desired further action.
Background:	<p>The Planning and Transport Committee considered a speed indicator device request for Bere Road at its meeting on 14 October 2025 under P&T 082/25-26 and signage and yellow bars for Bere Road at its meeting on 25 November 2025 under P&T 101/25-26.</p> <p>The Committee previously considered whether to commission a speed survey on Bere Road to potentially build a case for Dorset Council to introduce yellow bars as traffic calming but resolved to await indicative speeding data from either the Community Speed Watch group or Police before committing public money.</p>
Key Points:	<p>Speeding Data:</p> <p>Dorset Police have shared speeding data from their visits on Bere Road within the 30mph zone. This information is presented on the overleaf.</p> <p>Dorset Police visited the site 16 times over 8 months spending a cumulative total of 21½ hours monitoring speeds.</p> <p>Dorset Police observed 201 cars exceeding the speed limit. This is an average of 1 car exceeding the speed limit every 6.3 minutes during the Police's visits.</p> <p>Potential escalation:</p> <p>Given the prevalence of recorded speeding on Bere Road, a case for the implementation of traffic calming in the form of yellow bars could be made to Dorset Council if the Committee wished.</p> <p>Traffic Calming measures must be made and/or supported by a Town or Parish Council for consideration by Dorset Council. There is some guidance on the Dorset Council website¹ outlining the process, though exact thresholds and selection criteria are not explicitly listed.</p> <p>If the Committee instructs the Town Council to approach Dorset Council seeking yellow bars, Dorset Council may either:</p> <ul style="list-style-type: none"> - Accept the Police speeding data as sufficient empirical data to meet criteria for traffic calming. (<i>This outcome appears likely given the data</i>) Or - Insist that the Town Council commissions a speed survey through Dorset Council to confirm the data's findings.

¹ <https://www.dorsetcouncil.gov.uk/w/request-new-traffic-management-measures#suitability>



	<p>If the Town Council is required to commission a speed survey for Bere Road, this would come at an unbudgeted cost of £295 (excluding VAT). Authorisation for this expenditure would need to be sought from either Full Council or the Policy, Resources and Finance Committee.</p> <p>Suitability and potential traffic calming impact:</p> <p>A compelling case can be made to pursue traffic calming at Bere Road, given the high incidence rate of speeding from Police data, public requests for the Town Council to explore traffic calming and anecdotal concerns of safety along the road.</p> <p>Though Police collision data has not recorded a high level of collisions on the road, the high incidence rate of speeding does increase a likelihood of future accidents or collisions, be they between a singular vehicle, multiple vehicles or involving a vehicle and pedestrian.</p> <p>Yellow bars as a traffic calming measure are comparatively much more cost-effective to implement than other measures, such as speed bumps for example.</p> <p>Proximity of Speed Limits:</p> <p>Officers understand some 50mph signs are located near the beginning of the 30mph zone, which may be further compounding the speeding issues witnessed on the road. Councillors may wish to consider requesting that the 50mph signs are moved further away from the 30mph zone as part of any request to Dorset Council.</p> <p>Clarification:</p> <p>The data shared by Dorset Police is not considered sensitive or confidential.</p> <p>Dorset Police would like to impress upon readers that the data represents “activations” of their speed detection equipment indicating a vehicle exceeding the speed limit.</p> <p>This data does not directly equate to the number of tickets Dorset Police have issued on Bere Road. This data is to be understood as wholly separate from ticket issuing data.</p>
Implications:	<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> <p>There is a nominal chance the Town Council may be required by Dorset Council to commit an unbudgeted £295 (excluding VAT) for the commission of a speed survey.</p>
Recommendation:	<p>To approach Dorset Council with Dorset Police’s speeding data on Bere Road to request the implementation of yellow bars as appropriate traffic calming and request the 50mph signs are moved further away from the 30mph zone.</p> <p>To consider whether the Committee would wish to recommend the expenditure to commission a speed survey at £295 (excluding VAT) to Full Council for approval, subject to this being a requirement for traffic calming on Bere Road to be pursued.</p>



C7 Bere Road Wareham - 30mph

Date	Time of visit	Duration (mins)	Activations
24/04/2025	11:10	60	1
09/05/2025	08:40	30	6
14/05/2025	11:38	60	16
04/06/2025	12:00	45	17
10/06/2025	13:20	90	19
12/06/2025	10:51	35	3
20/06/2025	11:57	30	10
07/07/2025	09:20	150	8
17/07/2025	06:52	150	27
06/08/2025	18:36	60	9
20/08/2025	17:54	170	34
15/09/2025	10:05	90	10
01/10/2025	10:24	60	8
07/10/2025	09:18	60	8
18/11/2025	10:10	90	12
04/12/2025	07:54	90	13
Total Visits:		16	
Total Duration (mins):		1270	
Total Activations:		201	

Clarification:

This data does not directly equate to the number of tickets Dorset Police have issued on Bere Road. This data is to be understood as wholly separate from ticket issuing data.

PLANNING AND TRANSPORT COMMITTEE REPORT



Meeting Date: 13 January 2026

Agenda Item: 9

Subject:	Church Street Traffic Management
Prepared by:	Sam Dickins, Deputy Town Clerk
Purpose of Report:	To consider a request for Town Council support for either a southbound one-way system or the construction of a build out for two-way traffic prioritisation.
Background:	<p>A resident has contacted the Town Council regarding traffic concerns in Church Street and requested the Council's assistance in implementing either a one-way system or having a build-out constructed to allow priority traffic two ways.</p> <p>Officers have investigated the feasibility of the request with Dorset Council colleagues and brought the request and officer findings for report to this Planning and Transport Committee.</p>
Key Points:	<p>The Town Council was contacted on 11 December 2025 regarding pedestrian safety concerns on Church Road, along with 2 resident proposals to address these.</p> <p>Resident's Concern:</p> <p>The resident's concern culminates around the busyness of the road and its safe usage by pedestrians given lacking pavement space and cane, wheelchair and walking aid user usage. The resident's original comments are included below.</p> <p><i>"Would like assistance from council in presenting a plan for safety changes to be made to Church Street traffic safety in line with either a) one way system from East Street driving toward Sainsbury's and beyond or b) creating a build out to allow priority traffic two ways also resulting in making safe this very, very busy road. We reside in the only home on this side of the street without a pathway and the pathway opposite is extremely dangerous to those of us that use either a cane, wheelchair, walker or other disability device for helping us to walk safely on either side. We have been collecting signatures locally in support of same."</i></p> <p>Feasibility of the proposals:</p> <p>Officers engaged colleagues in Dorset Council to understand whether the resident's proposals may be feasible, or if there are other options to address the reported concerns.</p> <p>Both proposals by the resident would involve substantial cost and can only be implemented by Dorset Council as Safety Schemes, which would require sufficient empirical data demonstrating a requirement for enhanced safety measures.</p> <p>Dorset Council colleagues have confirmed within the past 5 years no collisions or incidents which, in its view, warrant traffic calming or enhanced safety features have taken place in this street.</p>



	<p>Officers investigated with Dorset Council colleagues whether alternate measures could be implemented such as a “virtual footway¹” for areas of Church Street without a physical pavement.</p> <p>Dorset Council has confirmed that these are no longer implemented in Dorset due to safety concerns and in Dorset Council’s view no other measures would be sensibly introducible.</p> <p>Similar Historic Reports and Strength of Feeling:</p> <p>Traffic issues in Church Street have been reported to both Wareham Town Council and Dorset Council respectively.</p> <p>The Planning and Transport Committee considered a request for a reduction in Church Street’s speed limit to 10 Mph at its meeting on 16 November 2022 (Planning and Transport 437.²), resolving not to pursue the request as speeding may have been perceived rather than actual.</p> <p>While this shows a history of issues having been reported in relation to Church Street, it may only indicate that a number of neighbouring residents feel particularly strongly about the immediately adjoining street, rather than there being a pronounced hazard necessitating being addressed by Dorset Council.</p> <p>Within the resident’s correspondence the ongoing collection of signatures for a petition in support of the proposals is noted. While this may indicate more clearly residents’ strength of feeling in relation to this portion of Church Street, the two proposals are not implementable without sufficient empirical safety data and would likely not be accepted by Dorset Council.</p>
Implications:	<p>Failure to act on or provide an acceptable response to traffic concerns raised by residents may lead to resident frustration towards the Town Council.</p> <p>Pursuing traffic management or calming measures which Dorset Council deem unsuitable would be unproductive and may reduce Wareham Town Council’s future credibility for future requests.</p>
Recommendation:	To acknowledge the resident’s request and respond that Dorset Council is unable to implement traffic management or calming measures on this street.

¹ <https://preston-pc.gov.uk/wp-content/uploads/2020/07/Virtual-pedestrian-walkway.pdf>

² https://www.wareham-tc.gov.uk/_UserFiles/Files/_Minutes/136280-20221116_P_and_T_Minutes.pdf