



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

22 April 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 28 April 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.



Tuesday 28 April 2026 at 7pm

1. Apologies for absence

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 14 April 2026

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 14 April 2026

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/2026/01863
Location: 39 Worgret Road Wareham BH20 4PH
Proposal: Change of use of ancillary 2-bedroom annexe to independent 2-bedroom dwelling with associated subdivision of rear garden and frontage parking area

Decision required by: 6 May 2026

Application Number: P/NMA/2026/02051
Location: 55 Sandford Road Wareham BH20 4DQ
Proposal: Non-material amendment to approved P/A P/HOU/2024/02889 (New porch, rooms in the existing roof with new dormer, internal alterations and change in fenestration) remove the porch from the approved plans and add a roof light to the front elevation and alter the design of the dormer and location of 3no roof lights on the rear elevation

Decision required by: for information purposes only

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. 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).

9. Date of next meeting

To note the date of the next meeting, which is scheduled for **Tuesday 26 May 2026 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 14 April 2026 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

Committee Members Present: Councillors M Tighe (Chair), D Budd, A Dallimore and M Hill.

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

P&T 178/25-26 Apologies for absence

Apologies for absence were received and accepted from Cllr D Cleaton, Cllr M Cotton, Cllr B Dean and Cllr D Robinson.

P&T 179/25-26 Declarations of interest

There were no declarations of interest.

P&T 180/25-26 Public participation time

There were no members of the public present.

P&T 181/25-26 Confirmation of the minutes of the previous meeting

P&T Committee Members Present: Removal of "D Cleaton" and "B Dean" from list of members present.

It was **RESOLVED** that the minutes of the meeting held on 24 March 2026 were approved subject to the above amendments and would be signed by the Chair following the meeting.

P&T 182/25-26 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 183/25-26 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/FUL/2026/01717
Location: Nationwide, 1A South Street Wareham BH20 4LR
Proposal: Installation of a new ATM, including internally illuminated ATM signage, new glazing to the frontage, reinstatement of manifestation for a Grade 2 listed Building within a Conservation Area.

Decision: Objection – The Committee noted its objection to the current proposed location of the ATM but its support, in principle, of an ATM being installed considering the below matters. I) The Committee suggested siting the proposed ATM in the middle of the display window south of the main entrance (on the righthand side of the proposal

illustration, rather than the left) and would be supportive in such a case. II) The proposed location is directly in line with a pedestrian crossing which would cluster pedestrians queuing to use the ATM where crossing users require access and restrict pavement space. III) The proposed location is (in part or in whole) over a windowed pavement light which may make users uncomfortable or feel exposed using the ATM above such a window.

Application Number: P/LBC/2026/01649
Location: 1A South Street Wareham BH20 4LR
Proposal: Installation of a new ATM, including internally illuminated ATM signage, new glazing to the frontage, reinstatement of manifestation for a Grade 2 listed Building within a Conservation Area and internal alterations.

Decision: Objection – The Committee noted its objection to the current proposed location of the ATM but its support, in principle, of an ATM being installed considering the below matters. I) The Committee suggested siting the proposed ATM in the middle of the display window south of the main entrance (on the righthand side of the proposal illustration, rather than the left) and would be supportive in such a case. II) The proposed location is directly in line with a pedestrian crossing which would cluster pedestrians queuing to use the ATM where crossing users require access and restrict pavement space. III) The proposed location is (in part or in whole) over a windowed pavement light which may make users uncomfortable or feel exposed using the ATM above such a window.

Application Number: P/ADV/2026/01718
Location: 1A South Street Wareham BH20 4LR
Proposal: Installation of a new ATM, including internally illuminated ATM signage, new glazing to the frontage, reinstatement of manifestation for a Grade 2 listed Building within a Conservation Area.

Decision: Objection – The Committee noted its objection to the current proposed location of

the ATM but its support, in principle, of an ATM being installed considering the below matters. I) The Committee suggested siting the proposed ATM in the middle of the display window south of the main entrance (on the righthand side of the proposal illustration, rather than the left) and would be supportive in such a case. II) The proposed location is directly in line with a pedestrian crossing which would cluster pedestrians queuing to use the ATM where crossing users require access and restrict pavement space. III) The proposed location is (in part or in whole) over a windowed pavement light which may make users uncomfortable or feel exposed using the ATM above such a window.

P&T 184/25-26 Planning Decisions

The planning decisions report was noted.

P&T 185/25-26 Any other items the Chairman deems urgent

The Committee requested an update regarding correspondence seeking the Town Council's support in relation to a caravan on Sandford Road partially blocking the Highway. The Deputy Town Clerk noted that the matter had been raised with Dorset Council's Gypsy and Traveller Liaison Team who were working to resolve the matter.

P&T 186/25-26 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 24 April 2026 at 7:00pm.

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

				ITEM 7
Application Number	Location	Proposal	WTC Decision	DC Decision
P/FUL/2026/00246	176 Northmoor Way Wareham BH20 4SH	Sever land and erect 1no detached 3no bedroom dwelling with access, parking and associated works	NO OBJECTION	Under officer consideration
P/HOU/2026/00131	109 Wessex Oval Wareham BH20 4BS	Erect single storey rear extension	NO OBJECTION	Application Approved
P/FUL/2026/00872	Bestwall Road Wareham BH20 4HY	Erect a temporary workshop building (40 years)	NO OBJECTION	Under officer consideration
P/FUL/2026/00961	6 Westminster Road Wareham BH20 4SP	Extension to existing industrial unit	NO OBJECTION	Awaiting sign off
P/VOL/2026/01002	31 Church Street Wareham BH20 4NF	Demolish and rebuild existing pitched roof single storey rear extension, remove and insert new ground floor window. Form ensuite at first floor (with variation of Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 of Approved P/A P/LBC/2021/02600 to improve the design and rebuild the rear lean-to).	NO OBJECTION	Under officer consideration
P/VOC/2026/00881	31 Church Street Wareham BH20 4NF	Demolish and rebuild existing pitched roof single storey rear extension, remove and insert new ground floor window. Form ensuite at first floor (with variation of Conditions 1 and 2 of Approved P/A P/HOU/2021/02599 to improve the design and rebuild the rear lean-to).	NO OBJECTION	Under officer consideration

P/LBC/2026/01353	3 South Street Wareham BH20 4LX	As per plans - ATM and signage removal for listed building	NO OBJECTION	Under officer consideration
P/TRT/2026/01445	4 Worgret Road Wareham BH20 4PJ	T1 Lime - Fell. Replant with smaller tree species.	NO OBJECTION	Application refused
P/FUL/2026/01717	Nationwide, 1A South Street Wareham BH20 4LR	Installation of a new ATM, including internally illuminated ATM signage, new glazing to the frontage, reinstatement of manifestation for a Grade 2 listed Building within a Conservation Area.	OBJECTION – The Committee noted its objection to the current proposed location of the ATM but its support, in principle, of an ATM being installed considering the below matters. I) The Committee suggested siting the proposed ATM in the middle of the display window south of the main entrance (on the righthand side of the proposal illustration, rather than the left) and would be supportive in such a case. II) The proposed location is directly in line with a pedestrian crossing which would cluster pedestrians queuing to use the ATM where crossing users require access and restrict pavement space. III) The proposed location is (in part or in whole) over a windowed pavement light which may make users uncomfortable or feel exposed using the ATM above such a window.	Out to consultation
P/LBC/2026/01649	Nationwide, 1A South Street Wareham BH20 4LR	Installation of a new ATM, including internally illuminated ATM signage, new glazing to the frontage, reinstatement of manifestation for a Grade 2 listed Building within a Conservation Area.	As above	Out to consultation
P/ADV/2026/01718	Nationwide, 1A South Street Wareham BH20 4LR	Installation of a new ATM, including internally illuminated ATM signage, new glazing to the frontage, reinstatement of manifestation for a Grade 2 listed Building within a Conservation Area.	As above	Out to consultation