



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

3 June 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 9 June 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.



9 June 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 19 May 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 19 May 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/HOU/2026/02629
Location: 55 Sandford Road Wareham BH20 4DQ
Proposal: Loft conversion:
- Small triangular dormer to the front
- Large dormer to the rear
- 3 x velux windows (1 x bathroom, 1 x stairs, 1 x dressing room)
- Replace garage door

Decision required by: 10 June 2026 (extended)

Application Number: P/HOU/2026/02407
Location: 7 Ryan Close Wareham BH20 4JJ
Proposal: Proposed conservatory porch to rear

Decision required by: 10 June 2026 (extended)

Application Number: P/HOU/2026/02808
Location: 138 Northmoor Way Wareham BH20 4EU
Proposal: Ground Floor extension. With Flat roof and two flat roof lights and a glazed front. install new patio

Decision required by: 24 June 2026

Application Number: P/PADM/2026/02692
Location: Public Conveniences Howards Lane Wareham BH20 4HU
Proposal: To allow for the replacement of the building with more suitable public convenience facilities

Decision required by: NOTED - Council Interest

Application Number: P/CLP/2026/02693
Location: Public Conveniences Howards Lane Wareham BH20 4HU
Proposal: Erection of replacement Public Conveniences

Decision required by: NOTED - Council Interest

Application Number: P/PASO/2026/02954
Location: Westport House Worgret Road Wareham BH20 4PP
Proposal: Install solar PV on the roof

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 23 June 2026** at **7.00pm**.



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 19 May 2026 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, M Cotton and B Dean.

Officers Present: N Gray, Town Clerk & RFO.

P&T 001/26-27 Election of Chairman

Cllr Tighe was proposed by Cllr Cotton and seconded by Cllr Budd. Cllr Tighe accepted the proposal.

It was **RESOLVED** that Cllr Tighe be elected as Chair for the 2026/27 municipal year.

P&T 002/26-27 Election of Deputy Chairman

Cllr Robinson was proposed by Cllr Budd and seconded by Cllr B Dean. Cllr Robinson accepted the proposal.

It was **RESOLVED** that Cllr Robinson be elected as Deputy Chair for the 2026/27 municipal year.

P&T 003/26-27 Apologies for absence

Apologies for absence were received and accepted from Cllr D Cleaton, Cllr A Dallimore and Cllr M Hill.

P&T 004/26-27 Declarations of interest

There were no declarations of interest.

P&T 005/26-27 Public participation time

There was 1 member of the public present who chose not to speak.

P&T 006/26-27 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting, held on 28 April 2026, were amended and approved and were signed by the Chair.

P&T 007/26-27 Matters arising from the minutes of the previous meeting

Councillor Robinson requested that the application in respect of Worgret Road at the previous meeting be noted as having a clause in it stating that the previous granted permission specified that that the site would not be split. It was noted that the matter had received a no objection submission already submitted and would therefore have no impact but was noted for reference.

Cllr Budd asked if there had been any progress in finding out when the scaffolding in Bestwall Road would be removed. The Clerk advised she would check with the Deputy Clerk and would ask him to email the committee with information before the next meeting.

P&T 008/26-27 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/2026/02346
Location: 3 Hutchins Lane Wareham BH20 4FF
Proposal: Convert single garage to garden and household store. Install roof lights & bifold door

Decision: No Objection WITH COMMENT – It should be noted that the description in the application does not reflect the intended use depicted in the images in the plan.

Application Number: P/LBC/2026/02548
Location: 15 East Street Wareham BH20 4NN
Proposal: Painting of all external woodwork including front door, door frame and pillars, 2 sash windows and guttering. Painting of the front exterior.

Decision: No Objection

Application Number: P/TRT/2026/02440
Location: 35 Stowell Crescent Wareham BH20 4PT
Proposal: T1 Conifer – Remove and replant

Decision: NOTED

Application Number: P/TRC/2026/02271
Location: 24 Ropers Lane Wareham BH20 4QT
Proposal: Pine – Remove

Decision: NOTED

P&T 009/26-27 Planning Decisions

The planning decisions report was noted.

P&T 010/26-27 Any other items the Chairman deems urgent

There were no items deemed urgent.

P&T 011/26-27 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 09 June 2026 at 7:00pm.

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

Item 7

<u>Application Number</u>	<u>Location</u>	<u>Proposal</u>	<u>WTC Decision</u>	<u>ITEM 7</u> <u>DC Decision</u>
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/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/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.	Under officer consideration
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	Under officer consideration
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	Under officer consideration
P/FUL/2026/01863	39 Worgret Road Wareham BH20 4PH	Change of use of ancillary 2-bedroom annexe to independent 2-bedroom dwelling with associated subdivision of rear garden and frontage parking area	No Objection	Under officer consideration
P/HOU/2026/02346	3 Hutchins Lane Wareham BH20 4FF	Convert single garage to garden and household store. Install roof lights & bifold door	No Objection WITH COMMENT – It should be noted that the description in the application does not reflect the intended use depicted in the images in the plan.	Out to consultation

P/LBC/2026/02548	15 East Street Wareham BH20 4NN	Painting of all external woodwork including front door, door frame and pillars, 2 sash windows and guttering. Painting of the front exterior.	No Objection	Out to consultation
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