



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

17 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 23 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 553 006 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.



23 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 9 June 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 9 June 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/2026/02928
Location: 59 Carey Road Wareham BH20 4AZ
Proposal: Remove existing workshop and porch and replace with workshop and porch

Decision required by: 30 June 2026

Application Number: P/HOU/2026/03064
Location: 52 North Street Wareham BH20 4AQ
Proposal: Conversion of existing workshop and store to an ancillary 1-bedroom annexe with a linking corridor, providing accessible multi-generational living.

Decision required by: 13 July 2026

Application Number: P/LBC/2026/03065
Location: 52 North Street Wareham BH20 4AQ
Proposal: Conversion of existing workshop and store to an ancillary 1-bedroom annexe with a linking corridor, providing accessible multi-generational living.

Decision required by: 2 July 2026

Application Number: P/VOC/2026/03030
Location: Red Lion Hotel North Street Wareham BH20 4AB
Proposal: Rehabilitation of building, including internal and external alterations and provision of three new dwellings with variation of condition 2 & 5 to PP P/FUL/2023/07156 to make changes to windows, doors, interior layouts and submit lighting information

Decision required by: 1 July 2026

Application Number: P/VOL/2026/03158
Location: Red Lion Hotel North Street Wareham BH20 4AB
Proposal: Rehabilitation of building, including internal and external alterations and provision of three new dwellings with variation of conditions 2 & 3 of P/LBC/2023/07157 to make changes to windows, doors and interior layouts

Decision required by: 1 July 2026

Application Number: P/FUL/2026/03125
Location: St Marys Church Green Wareham
Proposal: Partially rebuild listed wall along Conniger Lane and form new pedestrian access to the war memorial

Decision required by: 8 July 2026

Application Number: P/LBC/2026/03126
Location: St Marys Church Green Wareham
Proposal: Proposal to partially rebuild listed wall along Conniger Lane with new opening to the war memorial

Decision required by: 8 July 2026

Application Number: P/TRC/2026/03111
Location: 9 Bonnets Lane Wareham BH20 4HA
Proposal: T1 Bay tree - Fell

Decision required by: 30 June 2026

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Pavement Licence Application for The Italian Bakery, 45 North Street, Wareham BH20 4AD

To consider the application submitted by The Italian Bakery for the grant of a pavement licence.

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 14 July 2026 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 09 June 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, A Dallimore, B Dean and M Hill.

Officers Present: S Dickins, Deputy Town Clerk, K Babbs, Administration Officer.

P&T 012/26-27 Apologies for absence

Apologies for absence were received and accepted from Cllr Doreen Cleaton.

P&T 013/26-27 Declarations of interest

Cllr Cotton declared a non-pecuniary interest in planning application P/HOU/2026/02629.

P&T 014/26-27 Public participation time

There were no members of the public present.

P&T 015/26-27 Confirmation of the minutes of the previous meeting

P&T 007/26-27 – Correction of “Bestwall Road” to “East Street” in first sentence of second paragraph.

It was **RESOLVED** that the minutes of the meeting held on 19 May 2026 were approved subject to the above amendments and would be signed by the Chair following the meeting.

P&T 016/26-27 Matters arising from the minutes of the previous meeting

The Committee noted correspondence from Dorset Highways regarding the scaffolding in East Street which clarified Dorset Council’s position in relation to timescales for scaffolding.

P&T 017/26-27 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/2026/02629
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: NO OBJECTION

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

Decision: NO OBJECTION

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: NO OBJECTION

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: NOTED – Council Interest

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

Decision: 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: NOTED

P&T 018/26-27 Planning Decisions

The planning decisions report was noted.

P&T 019/26-27 Any other items the Chairman deems urgent

The Deputy Town Clerk provided an update on the proposed installation of double yellow lines along a section on Ropers Lane. Dorset Council had confirmed it would proceed with the request.

Cllr Cotton requested an update regarding parking issues on West Walls. The Deputy Town Clerk advised that Historic England was prepared to consider the installation of physical barriers but only if Dorset Council was unable to implement double yellow lines at the location. The officer responsible for the maintenance of the Walls at Dorset Council had advised they were in the process of establishing the position in order to satisfy Historic England.

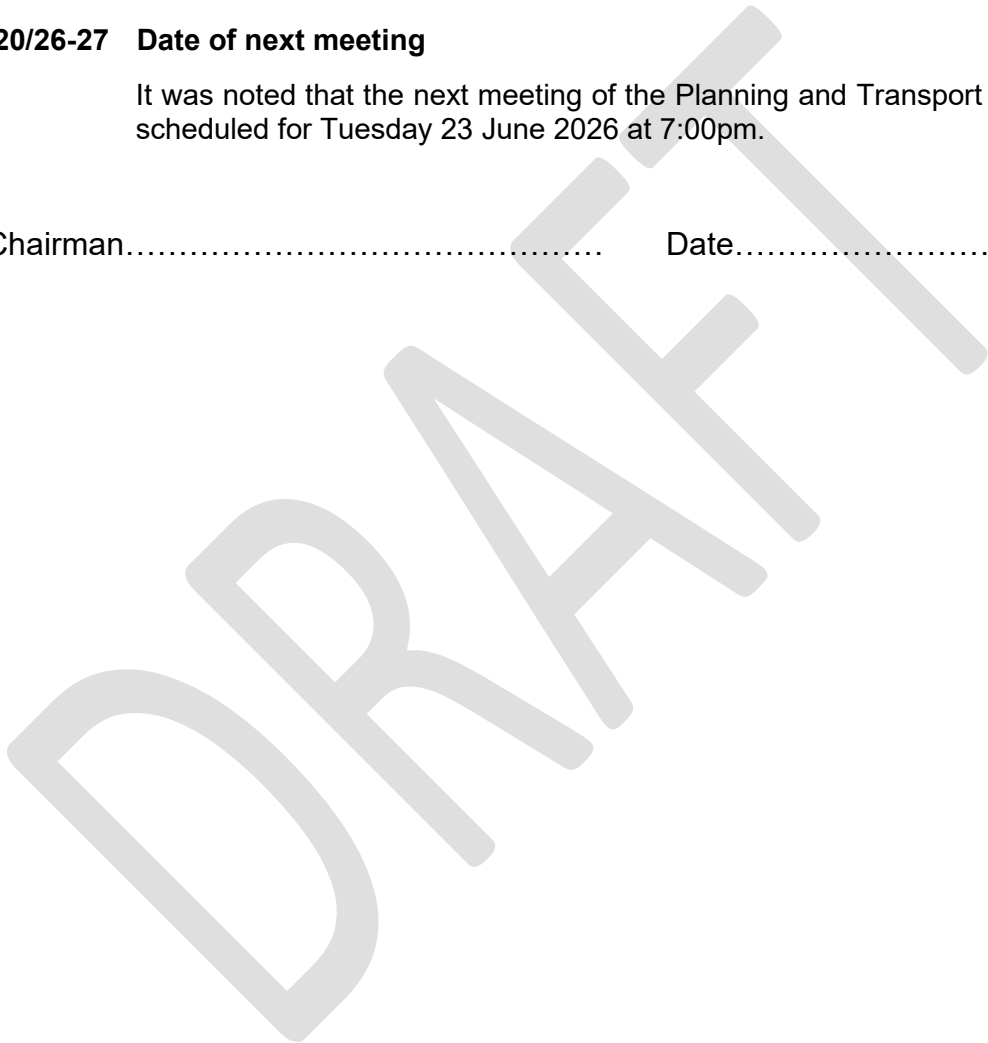
The Committee raised concerns about the proposed segregation of the newly resurfaced path through the underpass into designated cycle and pedestrian routes, citing the limited width of the path and potential safety issues for users.

It was **RESOLVED** that Dorset Highways be made aware of the Committee's concerns and that further clarification regarding the proposal be sought.

P&T 020/26-27 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 23 June 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/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	Application Approved
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	Application Approved

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.	Awaiting sign off

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	Under officer consideration
P/HOU/2026/02629	55 Sandford Road Wareham BH20 4DQ	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	No Objection	
P/HOU/2026/02407	7 Ryan Close Wareham BH20 4JJ	Proposed conservatory porch to rear	No Objection	
P/HOU/2026/02808	138 Northmoor Way Wareham BH20 4EU	Ground Floor extension. With Flat roof and two flat roof lights and a glazed front. install new patio	No Objection	

Annex A – Template Site Notice

Template NOTICE

for display by an applicant for a Pavement Licence.

Section 2 Business and Planning Act 2020.

I [REDACTED]

give notice that on 28.05.2026 , I applied to DORSET COUNCIL for a 'Pavement Licence' at: 25 NORTH STREET, WAREHAM BH204AD

known as *THE ITALIAN BAKERY*

The application is for: *Outdoor seating to the front of the premises for coffees and cakes.*

Any person wishing to make representations regarding this application may do so by writing to: (7) or via email

licensing@dorsetcouncil.gov.uk

by: (8)

The application and information submitted is published (9).

Signed [REDACTED]

Dated (10)29.05.26.....

Guidance notes:

Substitute the numbers with the following information:

- (1) name of applicant*
- (2) date the application is made (i.e. submitted)*
- (3) name of local authority*
- (4) postal address of premises*
- (5) name premises is known by*
- (6) brief description of application (e.g. outdoor seating to the front of the premises for serving of food and drink)].*
- (7) address to which where representations can be sent (for example council email address or via a council portal).*
- (8) last date for representations being the date 14 days after the date the application is submitted to the local authority (excluding public holidays)*
- (9) the -place where the application and accompanying material can be viewed (for example council website)*
- (10) date the notice was first displayed (must be the same date as (2))*

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