



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

8 JULY 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 14 July 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.



14 JULY 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 23 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 23 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/LBC/2026/02694
Location: First Floor Flat 10B North Street Wareham BH20 4AF
Proposal: Insertion of rooflight roof window into roof slope of rear elevation, east facing.

Decision required by: Extended to 15 July 2026

Application Number: P/FUL/2026/03354
Location: Second Floor Flat 10B North Street Wareham BH20 4AF
Proposal: Install rooflight at the rear of the building, east facing

Decision required by: 23 July 2026

Application Number: P/TRT/2026/03471
Location: Located on land adjoining 18 Sherford Close
Wareham BH20 4JL
Proposal: T22 Oak - Remove (Fell).
Decision required by: 17 July 2026

Application Number: P/VOL/2026/03602
Location: 20 South Street Wareham BH20 4LT
Proposal: 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. Internal and external works and alteration (with variation to condition 2 of planning permission P/LBC/2025/04231 - to change the orientation of the staircase)
Decision required by: 28 July 2026

Application Number: P/VOC/2026/03596
Location: 20 South Street Wareham BH20 4LT
Proposal: 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. Internal and external works and alteration (with variation to condition 2 of planning permission P/FUL/2025/04230 - to change the orientation of the staircase)
Decision required by: 28 July 2026

Application Number: P/TRC/2026/03659
Location: 8 New Street Wareham BH20 4QS
Proposal: T1 Cypress – Fell.
Decision required by: 27 July 2026

Application Number: P/PACD/2026/03362
Location: 33 Carey Road Wareham BH20 4AY
Proposal: Prior notification submission seeks to change the use of the ground floor commercial unit under the provisions allowed in Part 3, Class MA of the GPDO to a single (1) bed dwelling
Decision required by: For information purposes only

Application Number: P/NMA/2026/03473
Location: 20 South Street Wareham BH20 4LT
Proposal: Non-material amendment to Approved P/A P/LBC/2025/04231 (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. Internal and external works and alterations) to remove the folding partitions and staircase on the ground floor to create a small office. Remove the staircase and landing partitions on the first floor and relate the en-suite to the study and add a doorway to the bottom of the staircase and rename "second floor" to "Attic"

Decision required by: For information purposes only

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. North Street Pedestrian Crossing – Road Safety Measures

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. 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 July 2026 at 7.00pm.**

Item 4



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 23 June 2026 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.

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

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

Cllr Robinson chaired the meeting in Cllr Tighe's absence.

P&T 021/26-27 Apologies for absence

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

P&T 022/26-27 Declarations of interest

There were no declarations of interest.

P&T 023/26-27 Public participation time

There was one member of the public present, who did not wish to speak.

P&T 024/26-27 Confirmation of the minutes of the previous meeting

P&T 019/26-27 – Typographical correction of “fur” to “for” in third paragraph.

It was **RESOLVED** that the minutes of the meeting held on 9 June 2026 were approved, subject to the above amendment, and would be signed by the Chair following the meeting.

P&T 025/26-27 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 026/26-27 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/2026/02928
Location: 59 Carey Road Wareham BH20 4AZ
Proposal: Remove existing workshop and porch and replace with workshop and porch

Decision: NO OBJECTION

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: OBJECTION with COMMENT – Wareham Town Council supports the proposed

development, in principle, but only subject to the proposed development being conditioned NOT to be permitted to become a separate dwelling.

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: OBJECTION with COMMENT – Wareham Town Council supports the proposed development, in principle, but only subject to the proposed development being conditioned NOT to be permitted to become a separate dwelling.

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 PP P/FUL/2023/07156 to make changes to windows, doors, interior layouts and submit lighting information

Decision: NO OBJECTION

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: NO OBJECTION

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: NOTED – COUNCIL INTEREST

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: NOTED – COUNCIL INTEREST

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

Decision: The Council notes that there were no drawings, contextual explanation or photographs prevented the Council in sufficiently considering this application and would respectfully ask that Dorset Council considers the completeness of these applications before distribution.

P&T 027/26-27 Planning Decisions

The planning decisions report was noted.

P&T 028/26-27 Pavement Licence Application for The Italian Bakery, 45 North Street, Wareham BH20 4AD

The Committee considered the application submitted by The Italian Bakery for the grant of a sitting out licence.

The Committee noted safety concerns raised by residents regarding encroachment onto pavements throughout the town occasionally requiring pedestrians to step out into the road to pass each other, caused by planters, a-frames, and tables and chairs. The Committee noted Dorset Council Highways Authority had previously monitored such items being placed on the Highways in Wareham.

It was **RESOLVED** that Wareham Town Council OBJECT to the sitting out licence application for The Italian Bakery, 45 North Street, Wareham, BH20 4AD, as the identified location for tables and chairs to be sited restricts the pavement space to such that pedestrians pushing pushchairs as well as those in mobility scooters would force other pedestrians into the highway all of which is compounded by its proximity to the pedestrian crossing.

It was **RESOLVED** that officers contact Dorset Council Highways Authority to request closer monitoring of planters, a-frames, and tables and chairs inappropriately located on the Highways.

P&T 029/26-27 Any other items the Chairman deems urgent

The Committee noted the recently relayed cycle and pathway north and south of the underpass adjacent to the Saxon Roundabout had been re-laid unevenly making the underpass difficult and unpleasant to use for cyclists.

It was **RESOLVED** that officers would investigate the matter with Dorset Council for report at a subsequent meeting.

P&T 030/26-27 Date of next meeting

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 14 July 2026 at 7:00pm.

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

DRAFT

				ITEM 7
Application Number	Location	Proposal	WTC Decision	DC Decision
P/PASO/2026/02954	Westport House Worgret Road Wareham BH20 4PP	Install solar PV on the roof	NOTED	Planning Not Required
P/CLP/2026/02693	Public Conveniences Howards Lane Wareham BH20 4HU	Erection of replacement Public Conveniences	NOTED - COUNCIL INTEREST	Application Approved
P/PADM/2026/02692	Public Conveniences Howards Lane Wareham BH20 4HU	To allow for the replacement of the building with more suitable public convenience facilities	NOTED - COUNCIL INTEREST	Application Approved
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	Under officer consideration
P/HOU/2026/02407	7 Ryan Close Wareham BH20 4JJ	Proposed conservatory porch to rear	NO OBJECTION	Awaiting Sign Off
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	Under officer consideration
P/FUL/2026/00246	176 Northmoor Way Wareham BH20 4SH	Sever land and erect 1no detached 3no bedroom dwelling with access, parking and associated	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	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	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	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	Application Approved
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.	Application Approved
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	Application Approved
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	Under officer consideration
P/HOU/2026/02407	7 Ryan Close Wareham BH20 4JJ	Proposed conservatory porch to rear	No Objection	Awaiting Sign Off
P/HOU/2026/02808	138 Northmoor Way Wareham BH20 4EU	Ground Floor extension. With Flat roof and two flat	No Objection	Under officer consideration

PLANNING AND TRANSPORT COMMITTEE REPORT



Meeting Date: 14 July 2026

Agenda Item: 8

Subject:	North Street Pedestrian Crossing – Road Safety Measures
Prepared by:	Sam Dickins, Deputy Town Clerk
Purpose of Report:	To consider requesting traffic calming measures around the North Street crossing adjacent Shatter's Hill and Mount Pleasant.
Background:	<p>The Town Council has received several requests from members of the public to consider enhanced safety measures or forms of traffic calming around the North Street crossing adjacent Shatter's Hill and Mount Pleasant.</p> <p>This crossing and the approach thereto had experienced two separate road traffic collisions within a 48-hour period within the last fortnight, which has compounded pre-existing residential concern that safety enhancements were required at this crossing.</p> <p>Officers have compiled a set of possible interventions the Committee may wish to request Dorset Council consider installing for report.</p>
Key Points:	<p>The North Street crossing is a zebra crossing connecting the two side of North Street near the junctions of Shatter's Hill and Mount Pleasant. A map excerpt of the street layout with the crossing marked in RED is depicted below.</p>  <p>Visual Hazards: The North/South approach is mainly visually unobstructed barring parking on the left-hand side, with the South/North approach having some visibility constraints on the left-hand side.</p> <p>Potential Distractions: The North/South approach has a blind crest presenting a hazard. Anticipation of this hazard may detract from drivers' attention to pedestrians at the crossing.</p>



North/South Approach



South/North Approach

Potential Safety Interventions:

Traditional Crossing Advisory Signs: The North Street crossing lacks traditional advisory crossing signs (*Fig 1.*) at both approaches. While officers have been unable to identify a significant statistical evidence base for traditional pedestrian crossing advisory signs reducing road traffic collisions involving pedestrians, the Committee may wish for Dorset Council to consider their installation. This would be a comparatively low-cost intervention, though with minor projected benefit.



Figure 1.



Figure 2.

Humped Zebra Crossing: The existing zebra crossing is flat with dropped curb stones for access. A humped zebra crossing (*Fig 2.*) included a raised section of road with a flat-top tapering at either side. This effectively acts as a physical piece of traffic calming, requiring motorists to reduce their speed in the area where pedestrians are most vulnerable. Pedestrians on such crossings are also slightly more visible to motorists due to the added height, and they have been reported as easier to use for disabled users.

A standard zebra crossing (such as the existing crossing) has a minimum width of 2.4m. A humped zebra crossing has a minimum width of 3.6m. This may be an additional consideration the Highways Authority would need to make regarding whether a humped zebra crossing can be installed.

Humped Zebra Crossings have been identified as effective tools for minimising collision frequency involving pedestrians and reducing injuries when collisions do happen¹², but higher costs (reported ≈£9,000 - £16,000) may detract from the Highways Authority's perceived cost-to-benefit ratio.

¹ [Effectiveness of raised safety platforms: a systematic review of literature](#)

² [Raised Priority Crossings for Pedestrians and Cycle Paths – Australian Department for Transport](#)



Traffic Calming Approaching the Crossing: Traffic calming measures on the approach to the crossing may also be able to reduce vehicle speed, injury severity and accident likelihood, as well as increase driver and pedestrian response time.

Traffic calming measures such as yellow bars (*Fig 3.*) speed bumps (*Fig 4.*) or speed tables (*Fig 5.*) could be requested for consideration by the Highways Authority.

Yellow bars are visual paint markings giving the illusion of higher speed encouraging motorists to slow down and can be painted thickly to be physically felt. These are a comparatively lower cost intervention.

Speed bumps are more invasive, physically requiring vehicles to slow before safely and comfortably passing them. Speed bumps on highways are significantly more expensive to install, reducing a cost-to-benefit ratio and may be deemed unsuitable given the proximity to the incline into the town.

Speed tables are marginally less invasive than speed bumps, still requiring vehicles to physically slow and adjust for proper positioning before safely and comfortably passing them. Speed tables on highways are relatively expensive to install, though less expensive than speed bumps. This still might lead to a reduced, perceived cost-to-benefit ratio and still may be deemed unsuitable given the proximity to the incline into the town.



Fig 3.



Fig.4



Fig.5

Additional Slow Markings: The Committee may request additional advisory notices to be painted onto the road surface are considered. E.g. “SLOW”. (*Fig. 6*).

“SLOW” markings have been considered to have little impact in isolation and appear often to be ignored. There is some suggestion that these are more effective when used alongside additional warning signs, e.g. Crossing Advisory Signs as in *Fig. 1*.

While relatively low-cost, in isolation there is reportedly little material benefit, and such marking subject to fading.



Figure 6.



	<p>Replacement with Pelican / Puffin Crossing: Zebra crossings are simpler and more cost-effective to maintain. They also offer a smoother traffic flow relying on pedestrian priority and give way rules rather than stopping traffic. These are often preferred in areas with fewer pedestrians and higher traffic volumes. Pelican crossings are typically two- to three- times more expensive to install³ and more complicated to maintain.</p> <p>Despite pelican / puffin crossings requiring vehicles to stop at crossings rather than relying on shared good pedestrian and driver conduct, the statistical evidence base for one being safer than another very slight, and often inconclusive with some reports finding no significant difference and others finding higher accident rates at pelican / puffin crossings⁴⁵.</p> <p>Given the cost implications and lack of clear benefit, this option is not recommended.</p> <p>20mph Zone: This area has been discussed with Dorset Council as forming the beginning of the 20mph zone within the Saxon Walls, which is currently being pursued⁶. The Committee may wish to consider whether additionally identified interventions would be beneficial.</p> <p>Repainting: Officers have reported the crossing for investigation for more clearly repainting as standard maintenance.</p> <p>Incident Data & Reporting:</p> <p>The area around the crossing has had 5 collisions, classified as slight, reported through the Department for Transport between 2015 to 2024. These are reported as having been accidents between vehicles, with no direct pedestrian casualties recorded in this data set⁷.</p> <p>This section of road had one serious incident regarding a pedestrian on 1 July 2026, as well as a car crash involving multiple vehicles at the top of the hill on 30 June 2026.</p> <p>The Council has been contacted by several members of the public subsequently, raising anecdotal long-standing concerns and witnessed near misses at this crossing.</p>
<p>Implications:</p>	<p>Failure to act on or provide an acceptable response to traffic incidents may lead to avoidably repeated accidents.</p> <p>Failure to act on or provide an acceptable response to traffic incidents may lead to resident frustration towards the Town Council.</p> <p>While Wareham Town Council holds data for speeds on parts of North Street, interventions near the crossing may be subject to additional data collection with possible cost implications.</p>
<p>Recommendation:</p>	<p>To consider requesting traffic calming measures around the North Street crossing adjacent Shatter's Hill and Mount Pleasant.</p>

³ [Pedestrian Crossing Costs – Houses of Parliament](#)

⁴ [National Claims – Analysis of Pelican vs Zebra Crossings](#)

⁵ [Investigation of Pedestrian Accidents: Analysis at signalised pedestrian crossings in Edinburgh](#)

⁶ [Proposed 20mph Zone \(Pages 41 – 44\)](#)

⁷ [Crash Map – Verified Department for Transport Data – North Street Crossing 2015 - 2024](#)