



WAREHAM

Town Council

Town Hall
East Street
Wareham
Dorset
BH20 4NS

18 MARCH 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 24 March 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.



24 March 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 10 March 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 10 March 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/2026/01353
Location: 3 South Street Wareham BH20 4LX
Proposal: As per plans - ATM and signage removal for listed building

Decision required by: 2 April 2026

Application Number: P/TRT/2026/01445
Location: 4 Worgret Road Wareham BH20 4PJ
**Proposal: T1 Lime - Fell.
Replant with smaller tree species.**

Decision required by: Information purposes only

7. Planning Decisions

To note final outcomes of Wareham Town planning applications.

8. Dorset National Landscape Road Signs – TO FOLLOW

To consider approaching the Dorset National Landscape organisation regarding signage installation in Wareham.

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 April 2026 at 7.00pm.**



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 10 March 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: N Gray, Town Clerk & RFO, S Dickins, Deputy Town Clerk

P&T 158/25-26 Apologies for absence

Apologies were received and accepted from Cllr D Cleaton.

P&T 159/25-26 Declarations of interest

Cllr Hill noted a non-pecuniary interest in planning application P/FUL/2026/00872.

P&T 160/25-26 Public participation time

There was one member of the public present, who spoke requesting the Town Council support the Men's Shed planning application P/FUL/2026/00872.

P&T 161/25-26 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting held on 24 February 2026 were approved and were signed by the Chair.

P&T 162/25-26 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 163/25-26 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/2026/00872
Location: Bestwall Road Wareham BH20 4HY
Proposal: Erect a temporary workshop building (40 years)

Decision: NO OBJECTION

Application Number: P/FUL/2026/00961
Location: 6 Westminster Road Wareham BH20 4SP
Proposal: Extension to existing industrial unit

Decision: NO OBJECTION

Application Number: P/VOL/2026/01002
Location: 31 Church Street Wareham BH20 4NF
Proposal: 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).

Decision: NO OBJECTION

Application Number: P/VOC/2026/00881
Location: 31 Church Street Wareham BH50 4NF
Proposal: 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).

Decision: NO OBJECTION

P&T 164/25-26 Planning Decisions

The planning decisions report was noted.

P&T 165/25-26 Saxon Roundabout Pedestrian Crossing Safety

The Committee considered the ability for pedestrians to cross the main road at the Saxon Roundabout when the underpass was out of use due to flooding.

The Committee noted the recent safety precautions deployed by Dorset Council for pedestrians using the crossing were insufficient due to the high numbers of vehicles, lack of visibility for both road users and pedestrians, and the number of lanes that needed to be crossed to reach the centre refuge. The benefits of lane reduction on both the approach to the roundabout and on the exit to Swanage were discussed, and improved and earlier signage provision further back on the bypass warning motorists of crossing pedestrians would be preferred. The Committee also felt that tree, hedge and brush cutting to improve visibility for vehicles approaching the roundabout and for pedestrians crossing would be advantageous.

The Town Clerk noted a discussion had taken place with a Dorset Council officer regarding the risk of the underpass being unsuitably used when it was flooded and that it would be prudent for Dorset Council to install measures to securely close off the underpass during times of flooding.

It was **RESOLVED** that Dorset Council be formally requested enhance signage provision to warn motorists more clearly and earlier of pedestrians crossing, improve visibility for pedestrians and motorists by cutting back trees and bushes, consider the lane configuration on the approach and exit on the Swanage side of the roundabout, and investigate the installation of a secure means of closing the underpass to the public when unsafe to use.

P&T 166/25-26 Any other items the Chairman deems urgent

There were no items deemed urgent.

P&T 167/25-26 Date of next meeting

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

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

DRAFT

Application Number	Location	Proposal	WTC Decision	ITEM 7 DC Decision
P/FUL/2025/06653	7 Westminster Road Wareham BH20 4SP	Erect single storey extension to existing industrial unit	NO OBJECTION	Under officer consideration
P/HOU/2025/06107	5 Knightstone Close Wareham BH20 4NY	Erect first floor extension over existing footprint	NO OBJECTION	Application Approved
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/TRC/2026/00329	11 Bonnets Lane Wareham BH20 4HA	Multi-stemmed Willow – Remove	COMMENT – No reason to fell, a trim would be sufficient.	Response issued - It is recommended that the proposed felling of the tree is acceptable.
P/TRC/2026/00305	Located in the courtyard on the land adjoining 13 Church Street Wareham BH20 4NF	T1 Yew – Fell. T2 Yew – Fell. T3 Yew – Fell. T4 Yew – Fell.	COMMENT – No reason to fell, a trim would be sufficient.	Response issued - It is recommended that the proposed felling of T1, T2, T3 & T4 is acceptable
P/HOU/2026/00131	109 Wessex Oval Wareham BH20 4BS	Erect single storey rear extension	NO OBJECTION	Out to consultation
P/FUL/2026/00872	Bestwall Road Wareham BH20 4HY	Erect a temporary workshop building (40 years)	NO OBJECTION	Out to consultation
P/FUL/2026/00961	6 Westminster Road Wareham BH20 4SP	Extension to existing industrial unit	NO OBJECTION	Out to consultation

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	Out to consultation
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	Out to consultation