



Minutes of a meeting of the Planning and Transport Committee held on Tuesday 14 July 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, D Cleaton, M Cotton, A Dallimore and B Dean.

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

P&T 031/26-27 Apologies for absence

Apologies for absence were received and accepted from Cllr Hill.

P&T 032/26-27 Declarations of interest

There were no declarations of interest.

P&T 033/26-27 Public participation time

There were no members of the public present.

P&T 034/26-27 Confirmation of the minutes of the previous meeting

It was **RESOLVED** that the minutes of the meeting, held on 23 June 2026 were approved and were signed by the Chair.

P&T 035/26-27 Matters arising from the minutes of the previous meeting

There were no matters arising.

P&T 036/26-27 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/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:	NO OBJECTION with COMMENT - There appears to be no information about whether a bat survey has been completed, which should be required.

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:	NO OBJECTION with COMMENT - The Town Council notes there is no bat survey on the application.

Application Number: P/TRT/2026/03471
Location: Located on land adjoining 18 Sherford Close Wareham BH20 4JL
Proposal: T22 Oak – Remove (Fell).
Decision: **OBJECTION** - This tree does not belong to the applicant, and Dorset Council should establish ownership and responsibility on this strip of land which is adjacent to Town Council land and the properties before allowing the tree to be felled. If allowed, this would set a precedent for all the trees in the strip of land. Pruning would be a far better solution and would retain the oak tree. The Town Council believes that all tree's should be considered for retaining over felling wherever possible, to keep as many trees as possible. Unless there is evidence of disease or death of a tree, alternative methods of dealing with the overgrowth should be the preferred option. In addition, there are bats nesting in the trees at Hauses Field, and so suitable checks should be carried out before any work is done.

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: **NO OBJECTION**

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/LBC/2025/04231 – to change the orientation of the staircase)
Decision: **NO OBJECTION**

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

Decision: **OBJECTION** - There are no details as to why this tree needs felling and there are no drawings. Yet again, more information is needed in order to establish whether the tree needs felling or whether pruning would be more appropriate. The Town Council would like to express its concern about the number of trees being felled where it is not necessary, when pruning would achieve an equally appropriate result.

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: **NOTED**

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: **NOTED**

The Committee held a considered discussion in relation to concerns about the frequency of trees being felled in Hauses Field and Tantinoby Lane.

It was **RESOLVED** that officers investigate the origins of the Tree Protection Orders placed upon trees in Hauses Field and Tantinoby Lane and that officers liaise with Dorset Council regarding the trees with Tree Protection Orders located east of the north-south running path of Hauses field on the unregistered land to establish whose responsibility such trees were, whilst raising the concern of Council about the number of tree’s being felled without justification.

P&T 037/26-27 Planning Decisions

The planning decisions report was noted.

P&T 038/26-27 North Street Pedestrian Crossing – Road Safety Measures

The Committee considered the report regarding road safety measures in the vicinity of the North Street Crossing adjacent to Shatter's Hill and Mount Pleasant and discussed the condition of the existing zebra crossing, the frequency and type of road incidents in the vicinity of the crossing, the impact of certain road safety interventions given the topography of the area under varying weather conditions, abutting property curtilages with vehicles parked upon them restricting motorists' views of pedestrians waiting to use the crossing and the prudence of a measured and holistic set of interventions to promote the pedestrian crossing's safety.

It was **RESOLVED** that Dorset Council be requested to repaint and more clearly mark the crossing, that the approach to the crossing from the North Bridge be included within the scope of the proposed 20mph zone and that the installation of crossing advisory signs be requested approaching the crossing.

It was **RESOLVED** that Dorset Council be requested to more clearly repaint the North Street pedestrian crossing road markings between the HK Law office and Margaret Green Animal Rescue shop.

P&T 039/26-27 Any other items the Chairman deems urgent

The Deputy Town Clerk noted correspondence received from Dorset Council regarding the desegregation of the cycle- and pathway north and south of the underpass adjacent to the Saxon Roundabout, which highlighted the desegregation of the cycle and pathway would require a legal reclassification of the stretch of cycle- and pathway and accompanying equality impact assessments and potential alterations to the path width.

The Committee noted that the pedestrian pathway often became constricted when adjoining hedges and vegetation overgrew the path's boundary. Officers noted that this would be closely monitored and frequently reported to Dorset Council to be cut back.

It was **RESOLVED** that the Committee does not pursue the legal reclassification for the desegregation of the cycle- and footpath.

P&T 040/26-27 Date of next meeting

The Town Clerk noted that due to Vikki Slade, MP for Mid Dorset and North Poole's, attendance at the next Full Council meeting it would be prudent for the next Planning and Transport Committee meeting to be held on 11 August 2026.

It was noted that the next meeting of the Planning and Transport Committee was scheduled for Tuesday 11 August 2026 at 7:00pm.

Chairman.....

Date.....