

Application Number:	P/VOC/2025/06703
Webpage:	Planning application: P/VOC/2025/06703 - dorsetforyou.com
Site address:	Wareham Riverboats, Abbots Quay, Wareham, BH20 4LW
Proposal:	Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth (with a variation of conditions 1 and 4 of planning permission P/FUL/2022/04609 to update drawings following design changes and relocation of pump no longer required)
Applicant name:	Emma Longhurst
Case Officer:	Cari Wooldridge
Ward Member(s):	Cllr Ezzard, Cllr Holloway

1. Reason application is going to committee:

Part of the application site is land owned by Dorset Council.

2. Summary of recommendation:

GRANT subject to conditions.

3. Key planning issues

Issue	Conclusion
Scale, design, impact on character and appearance of the area including Wareham Conservation Area	Acceptable subject to conditions.
Impact on neighbouring amenity	Acceptable.

4. Description of site

- 4.1 The application site consists of a 55sqm area of land at Abbots Quay, Wareham. It extends along the quayside on the western side of South Bridge and includes an area of seating, part of the slipway, a historic pump, and the existing temporary kiosk.
- 4.2 Directly to the south of the site is the River Frome with water meadows extending into the Dorset National Landscape beyond. To the west is the Grade II Listed 'Old Grain Store' which is understood to be in residential use. To the north are the Grade II Listed 1 and 2 Abbots Quay (residential) and the Grade II Listed Garden Wall. To the east is Wareham Quay which includes several Listed Buildings (mixture of residential and commercial) facing onto the quayside car park and the river. The site and surrounding areas are within Wareham Conservation Area and together form a unique localised character and townscape.

- 4.3 In terms of other constraints, the site is located within Flood Zones 2 and 3 (present day and 20270 – 2125) and adjacent to an area susceptible to groundwater flooding. It is also within the River Frome and Wareham Meadows SSSI 400m buffer areas, the Poole Harbour Nutrient Catchment Area and adjacent to the Dorset National Landscape.

5. Description of development

- 5.1 The application proposes to vary conditions 1 and 4 of consent P/FUL/2022/04609 to update the approved plans and remove the requirement to relocate to the Bamford's Water pump.

6. Background and relevant planning history

- 6.1 There is an extensive planning history in excess of 35 years for the temporary stationing of huts for the boat hire service operating from the quay side:

Planning Application	Proposal	Decision
6/1980/0522	Station hut for boat hire service (renewal).	Granted
6/1981/0519	Re-site boat hire kiosk.	Refused
6/1981/0796	Station hut in connection with boat hire (renewal).	Granted
6/1982/0597	Station hut in connection with boat hire (renewal).	Granted
6/1983/0587	Station hut in connection with boat hire (renewal).	Granted
6/1984/0619	Station hut in connection with boat hire (renewal).	Granted
6/1986/0520	Station hut in connection with boat hire (renewal).	Granted
6/1987/0573	Station hut in connection with boat hire (renewal).	Granted
6/1990/0585	Station hut in connection with boat hire (renewal).	Granted
6/1994/0028	Station hut in connection with boat hire (renewal).	Granted
6/1995/0053	Station hut in connection with boat hire (renewal).	Granted
6/1997/0114	Station hut in connection with boat hire (renewal).	Granted
6/1998/0186	Erect permanent boat hire kiosk to replace existing wooden hut.	Refused (details below)
6/1999/0140	Station hut in connection with boat hire (renewal).	Granted
6/2001/0162	Station hut in connection with boat hire (Renewal).	Granted
6/2003/0202	Station hut in connection with boat hire (Renewal).	Granted

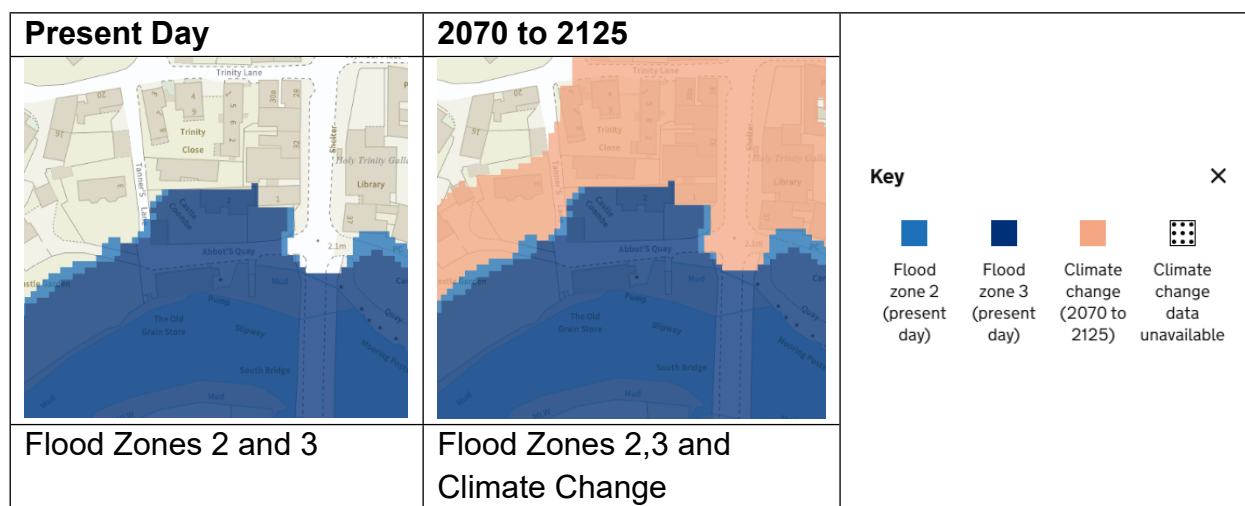
6/2006/0352	Station hut in connection with boat hire (Renewal).	Granted
6/2009/0287	Continue stationing of hut in connection with boat hire.	Granted
6/2012/0769	Retention of existing hut used in connection with boat hire.	Granted
6/2017/0708	Retention of existing hut used in connection with boat hire.	Granted
P/FUL/2022/04609	Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth.	Granted 22/02/2023
P/NMA/2023/01110	Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth. Non-material amendment to permission P/FUL/2022/04609 to clarify approved plans.	Granted 24/02/2023

6.2 The most recent consent P/FUL/2022/04609 was granted by the Eastern Area Planning Committee on 22nd February 2023 contrary to the officer recommendation of refusal. A non-material amendment P/NMA/2023/01110 was then issued on 24th February 2023 to further clarify the list of approved plans.

7. List of constraints

- Grade: II Listed Buildings: Garden wall to south of nos. 1&2 (List Entry: 1120024); - Distance: 2.23m, Warehouse beside River Frome List Entry: 1120025; - Distance: 9.86m, 2, ABBOTS QUAY List Entry: 1120023; - Distance: 17.98, and Bridge House List Entry: 1323599; - Distance: 23.13m
- Within Wareham Settlement Boundary and Wareham Conservation Area
- Close to Dorset National Landscape (Area of Outstanding Natural Beauty (AONB)): Distance: 17.01m
- Dorset Council Land Freehold: Land at Abbots Quay, Wareham - Reference FH003944 and Dorset Council Land (Leasehold): Lease of land for bridge widening at South Bridge, Wareham - Reference LIN002018
- Existing ecological network - Terrestrial and Higher Potential ecological network
- Site of Special Scientific Interest (SSSI) impact risk zone – Natural England consultation required

- Scheduled Monument: Part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle with shell keep (List Entry: 1003574); - Distance: 68.36
- Natural England - RAMSAR - Distance: 87.22m, Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857); - Distance: 1359.02m and Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 1366.77m
- EA Flood Map for Planning:



- Dorset Council Strategic Flood Risk Assessment Mapping –Being so close to the river, the site is affected by fluvial flooding, it lies adjacent to but outside area susceptible to groundwater flooding.

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Natural England

No comments received.

2. Environment Agency

Application falls outside remit as set out in our external consultation checklist and we will not be providing any comments.

3. DC Conservation Officer

Comments of 24/11/2025:

Concerns were expressed in connection with the previously approved scheme and the reduction in footprint is therefore welcomed.

However, revised building sits almost in line with north facing (street) elevation with the dotted line denoting the roof appearing to project forward of the warehouse. Both the storage kiosk and the previously approved building were set further back. This created a better relationship with the listed building and provided a little more space for people to pass when the doors of the engine store are open – especially useful given there is no pavement on the opposite side of the road.

Previous drawings specifically referred to the use of zinc roofing and oak cladding, post and frames and that the windows and doors would be oak. The current drawings refer to 'metal' and 'timber'. Helpful to confirm materials to be used.

Subject to resolution of above there is no objection from heritage perspective.

Comments of 19/12/2025:

Welcome the setting back of the kiosk from the north facing (street) elevation of the listed building.

Clarification has been provided in connection with the proposed materials.

No objection.

4. Wareham Town Council

No objection.

5. DC Wareham Ward Members

No comments received.

Representations received

Total - objections	Total - No objections	Total - comments
1	0	0

Summary of comments of objections:

- Another planning application for Abbots Quay.
- Attended original meeting when kiosk / store was permitted and main condition was that it was that it must be removed at end of each season. It never has been. No enforcement. Gives the owner the impression they can do as they please with previous owner refusing to remove boats even in winter and excluding anglers from fishing.
- Important fishing spot with mooring of boats all year preventing anglers from fishing.
- Have been in talks with the Town Council and Purbeck District Council regarding fact that the applicants do not own quay and have no right to restrict public access which seems to be aim.

- Concern for subsidence on fragile quay structure and works will increase risk. Who will be responsible?

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted Purbeck Local Plan 2024:

The following policies are considered to be relevant to this proposal:

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E4: Assessing flood risk

E12: Design

EE4: Supporting vibrant and attractive tourism

Made Neighbourhood Plans

Wareham Town Neighbourhood Plan 2019-2034 (made November 2021)

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and

- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Local Nature Recovery Strategy

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'

- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

All of Dorset:

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Dorset Strategic Flood Risk Assessment

Supplementary Planning Documents/Guidance for Purbeck area:

Purbeck District Design Guide SPD

Managing and using traditional building details in Purbeck

Wareham Conservation Area Appraisal

Wareham townscape character appraisal supplementary planning document adopted August 2012.

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

12.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

- 12.2 The proposals now retain access to the historic pump in its current location and are not considered to result in any significant disadvantage to persons of protected characteristics.

13. Public Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / Value
Material Considerations	
Continued use of commercial premises	Local employment opportunities – 5 full time equivalent employees in 2023
Non-material Considerations	
Rateable Value 1 April 2023 to present Search results - Valuation Office Agency - GOV.UK	£1050

14. Planning Assessment

- 14.1 The application proposes to vary the plans approved by consent P/FUL/2022/04609 and subsequent non-material amendment (NMA) consent P/NMA/2023/01110 to:
- Reduce the footprint of the kiosk to include removal of the external covered area.
 - Alter structure from timber framed and timber clad building with zinc roof to a metal unit clad in natural larch with a slate grey powder coated steel sanding seam roof.
 - Retain the historic pump in its current location.
- 14.2 As this application is for a variation of conditions 1 (approved plans) and 4 (relocation of Bamford Pump) of the original consent, matters of principle which were considered as part of the original application cannot be revisited. For information purposes, the table below provides a summary of the key conclusions for the original application, the subsequent non-material amendment application, and the effect of changes proposed by the current variation of condition application.

Issue	Conclusion of decision for original consent P/FUL/2022/04609	Conclusion of decision for NMA P/NMA/2023/01110	Effect of changes proposed by current VOC application
Principle of development	Acceptable within settlement boundary.	No effect – unchanged.	No effect – unchanged.
Scale, design, impact on character and appearance of the area including	Acceptable subject to conditions.		Acceptable – see officer assessment below.

Wareham Conservation Area			
Impact on neighbouring amenity	Acceptable.		Acceptable – see officer assessment below.
Economic benefits	Acceptable.		No effect – unchanged.
Flood Risk	Acceptable.		No effect – unchanged.

Scale, design, impact on character and appearance of the area including Wareham Conservation Area

- 14.3 The application site is in a visually prominent location in terms of the townscape character associated with Wareham Quay, Wareham Conservation Area, and wider National Landscape views to the south. The Wareham Conservation Area Appraisal identifies the pump as a feature of interest on the quayside and notes that the opening of the road structure on both sides of Wareham Quay creates a key public space which reflects historic activity at this location.

- 14.4 Policy E2: Historic environment of the Purbeck Local Plan 2024 advises that:

Great weight will be given to protecting, and where possible enhancing, Purbeck's designated heritage assets and their settings when assessing applications.

Local Plan Policy E12: Design requires all development to demonstrate a high quality of design that positively integrates with its surroundings, and which has regard to the District Design Guide SPD 2014.

- 14.5 The proposed amended plans retain the kiosk in the same position as the approved scheme at which a smaller metal storage container has been sited for many years. As with the approved scheme, the amendments propose a larger building that will provide an equipment store, office and engine store space. However, the proposal has been reduced in width and depth, including removal of the external covered area, and will enable the historic Bamford pump to be retained in its current location on the quayside. A comparison of key measurements is as follows:

All measurements approx. (external)	Existing	Approved (Including veranda)	Proposed by VOC
Floor area	8m ²	24m ²	12.3m ²
Width	3m	6m	4.5m
Depth	2.6m	4m	2.8
Height	2.3m	2.2m eaves 3m ridge	2.2m eaves 2.9m ridge

The proposed alterations to the layout, scale and mass of the building will remain subservient to the adjacent Grade II Listed building and are judged to be of a more appropriate size in respect of the quayside setting.

- 14.6 The structure would be located away from the side elevation of the Grade II Listed Old Granary Store, with a shallow hipped roof retained over the structure. In response to concerns raised by the Conservation Officer, the structure has been set slightly further to the south to ensure that the overhang of the roof does not extend forward (north) of the adjacent building. This ensures a better relationship with the heritage asset and provides slightly more passing space for pedestrians using Abbots Quay, especially when the doors of the engine store are open.
- 14.7 The reduced depth of the building and removal of the covered veranda area will retain views and access over the quayside to the historic pump which will be retained to the south of the new building. Given the highly prominent, historic riverside setting of the Town Quay, the improved visibility and accessibility of the pump in its current location is considered to provide a betterment on the approved scheme.
- 14.8 The amended plans also include variations to the proposed construction and approved materials to address the vulnerability of the site to flooding. The approved kiosk was of a timber framed and timber clad structure with oak framed double-glazed windows and a zinc standing seam roof. It is proposed to alter the building to a metal unit, to be clad externally in natural larch, with a slate grey powder coated steel sanding seam roof, and slate grey powder coated steel framed windows and doors and metal guttering.
- 14.9 Photographic samples of the materials have been included on the plans following a request for clarification from the Conservation Officer. The proposed materials will provide a more viable option for the applicant and will maintain a similar visual appearance to those previously approved. However, the applicant proposes to move the metal container onto a new block base on the site ready for the 2026 tourist season. Subject to the availability of a contractor to apply to the cladding and roof, and opening constraints of the business, it is unlikely that the cladding and roof will be immediately installed on the metal unit. To ensure that the new metal unit has an acceptable temporary appearance, it will therefore be finished in a slate grey colour (Condition 3).
- 14.10 A condition on the decision (Condition 3) will also require that the timber cladding and roof are fully installed within 7 months of the container being positioned on site – as agreed with the planning agent - thereby providing the applicants with sufficient time to complete the works over the busy summer period.
- 14.11 A further condition on the decision (Condition 4) will require that the kiosk and the block base are fully removed from the site and the land restored to its original condition should the riverboats business cease to operate from the quayside. This will ensure that the long-term visual appearance of the Conservation Area is conserved.
- 14.12 The Council's Conservation Officer has confirmed that they have no heritage objection to the amended plans and the proposed approach to the installation and completion of the new kiosk on site as it is judged to be of an acceptable design, forming no harm to the designated heritage assets of the adjacent Grade II Listed Building and Wareham Conservation Area. As such, the proposal complies with Policies E2: Historic environment and E12: Design of the Purbeck Local Plan 2024.

Impact on neighbouring amenity

- 14.13 As noted with the former temporary applications, and the approved application, the kiosk would be stationed next to a residential property and the business associated with the use inevitably generates footfall and some associated disturbance within proximity of the residential use. However, this has been the situation for a significant period, and the alterations to the kiosk proposed by the current application would have no additional harmful impact on the neighbouring amenity above that which is already experienced.
- 14.14 The siting of the kiosk would be in the same location and would not result in any harmful impacts on neighbouring amenity in terms of loss of outlook, light, overbearing development or privacy. Impacts on the living conditions of the occupants of neighbouring properties are therefore considered to be acceptable. In summary, the proposal is judged to accord with Policy E12: Design of the Purbeck Local Plan 2024 and the objectives of the Purbeck Design Guide in respect of neighbouring amenity.

Review of conditions and informative notes

- 14.15 As a variation of condition application requires the issue of a new consent, an assessment is required as to which of the original conditions must remain on the decision notice, which can be removed, which require amendment, and any new conditions required. This has been undertaken below.

Condition on P/FUL/2022/04609 as amended by P/NMA/2023/01110	Detail	Required on new VOC consent?	New condition number
1	Approved plans	Yes – Updated with new plan numbers	1
2	Commencement of development	Yes – updated to reflect time remaining for consent	2
3	Samples of materials and colour finishes	Yes – to confirm temporary slate grey finish of metal unit and requiring the installation of the timber cladding and roof within specified timescale.	3
4	Relocation of Bamford Pump	No longer required as pump to be retained in current location	N/A
N/A	Removal of kiosk if river boats business	Yes – to conserve visual appearance	4

	ceases to operate from the quayside	of the Conservation Area	
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15. Environmental implications

- 15.1 There will be some carbon emissions associated with construction, but the replacement kiosk will result in no significant additional environmental implications.

16. Summary of issues and the planning balance

For the above reasons, the application is judged to accord with the development plan as a whole and there are no material considerations indicating that permission should be refused.

17. Recommendation

Grant, subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
22127.01 A Site, Location and Block Plan
25148.05 A Demolition Site Plan
25148.06 C Proposed Site and Floor Plan
25148.07 D Proposed Elevations (1 of 2)
25148.08 D Proposed Elevations (2 of 2)

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the 22 February 2026.

Reason: This condition is required by Section 73 of the Town and Country Planning Act 1990 because the time limit for implementation cannot be changed.

3. The metal kiosk unit shall only be installed on site with an external painted colour finish of slate grey (RAL 7015). Within 7 months of the unit installation, the approved external larch cladding and powder coated steel standing seam roof (colour slate grey) shall be fully installed on the metal unit and shall thereafter be retained and maintained in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development within Wareham Conservation Area.

4. Should the riverboats business cease to operate from the quayside, the kiosk structure and the associated block base shall be removed from the site and the land reinstated to its original condition within a period of 3 months.

Reason: To conserve the visual appearance of Wareham Conservation Area over the long term.

Informative Notes:

1. The Natural Environment Team recommends measures are implemented to minimise the risks of deleterious or polluting materials and detrimental effects to the water, the water channel and the site. The applicant should refer to Pollution Prevention Guidelines ([Withdrawn] Works in, near or over watercourses, PPG5: prevent pollution - GOV.UK (www.gov.uk))

2. Environment Agency - Flood Risk Activity Permit

The site lies in close proximity to the Main River Frome. In addition to any planning permission, the Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 16 metres of a main tidal river
- on or within 16 metres of a flood defence structure or culverted tidal main river
- on or within 16 metres of a sea defence

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the EA National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and the EA advises consultation at the earliest opportunity.

3. The use of the kiosk is 'sui generis' and planning permission will be required for any future changes in its use.
4. This grant of planning permission does not override any third-party rights which may exist over the application site and the need to obtain third-party consent from all owners before work commences.

5. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

