

HP2007.10.09

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at the MEMORIAL HALL on **9 OCTOBER 2007**.

**PRESENT**

Cllr Tony Holloway, Chairman  
Cllrs Keith Baker, John Bell, Susan Davies, Coirin Duff, Peter Finney, KD Johnson, Joe Kingsmill, John Warren, Janet Dover (R).

**APOLOGIES**

Cllrs Mike Bartlett, Ted Phillips.

**IN ATTENDANCE**

Mr Chris Slade, Senior Rights of Way Officer, Dorset County Council.

**PUBLIC PARTICIPATION**

Twenty members of the public attended to listen to the discussions regarding planning application 3/07/1198/FUL (Creation of 8 new homes, with associated parking access and landscaping at 33 Park Homer Drive). The following residents expressed their objections to the application: Mr Kenyon, Mr and Mrs Bowen, Mr Brown, Ms Ash, Mr Thring, Mr Jones, Ms Kenyon, Mr Cole and Mr Morris. Mr Gary Worsfeld, Architect from Quantum Homes, also attended the meeting.

Mr Maddern attended to voice his concerns on planning application 3/07/1231/FUL (Old Colehill County First School site, Middlehill Road, erect 5 detached dwellings and modify existing access).

**209.07 PUBLIC RIGHTS OF WAY EXTINGUISHMENT PROVISIONS OF THE COUNTRYSIDE AND RIGHTS OF WAY ACT 2000 (Minute 148.07 refers)**

Mr Chris Slade, Senior Rights of Way Officer at Dorset County Council, outlined the background to the above Act. He explained that any public rights of way which were in existence before 1949 which were not shown on the Definitive Map by 2026 would be legally extinguished.

He informed Committee that the application process for unrecorded paths could be complicated. It involves providing documentary and/or user evidence that the routes are public and serving notice on every person whose land is affected by the path. If land owners are not registered, notices may be placed at either end of the path.

Mr Slade suggested that the Parish Council contact their MP to request that DEFRA include in a forthcoming consultation paper to councils and interested parties the option of rescinding the extinguishment provisions of the Act or, failing that, to exclude built up areas of towns and villages. He advised Committee to set up a working party to determine whether there were any pathways or alleyways which were not shown on the Definitive Map. He further advised that applications should be limited to one or two per year rather than attempt to register all the pathways in one go to avoid unduly adding to an already large backlog.

The Chairman thanked Mr Slade for attending the meeting.

**210.07 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**211.07 PLANNING APPLICATION AT 72 MIDDLEHILL ROAD**

Cllr Dover informed Committee that the Planning Committee at East Dorset District Council had refused permission for the planning application at 72 Middlehill Road.

**212.07 PLANNING APPLICATIONS**

The following applications were submitted and comments were recorded as follows:

<b>PA NO</b>	<b>DEVELOPMENT PROPOSED</b>
3/07/1198/FUL	<p>33 Park Homer Drive Creation of 8 new homes, with associated parking access and landscaping.</p> <p>The Council considers that the Architect’s plans do not clearly define the development making it look less intrusive than it really is.</p> <p>The Council strongly objects to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>• Gross overdevelopment of the site resulting in neighbouring properties being overlooked.</li> <li>• The development is not in keeping with the character of the area.</li> <li>• Loss of boundary vegetation and trees, including potential damage to tree roots.</li> <li>• The impact of vehicles accessing onto Park Homer Drive.</li> <li>• The impact the development would have on the drains and utilities in the immediate area.</li> <li>• Contrary to the Architect’s report, neighbours have informed the Council that bats and dormice do inhabit this area, along with grass snakes and stag beetles.</li> </ul>
3/07/1179/FUL	<p>81 The Vineries Single storey extension to rear of property and raising of ridge to form first floor bedroom accommodation.</p> <p>No objection.</p>
3/07/1183/FUL	<p>31 Highland Road Single storey extension.</p> <p>No objection.</p>
3/07/1223/FUL	<p>5 Olivers Way Ground and first floor rear extension including rear dormer window plus first floor side extension.</p> <p>No objection.</p>

3/07/1230/FUL	164 Lonnen Road Alterations and extensions to existing bungalow.  No objection.
3/07/1231/FUL	Old Colehill County First School site, Middlehill Road Erect 5 detached dwellings and modify existing access.  Objection. Overbearing to the property at 113 Middlehill Road.  Any development at this site must take into consideration the ingress and egress with DCC's traffic calming measures of Middlehill Road, which must be allowed to go ahead as planned in March 2008.  The repositioning of the bus stop needs to be considered in conjunction with the sight lines from the vehicular entrance.

**213.07 PLANNING DECISIONS**

(a) The following applications had been APPROVED by EDDC:

<b>PA NO</b>	<b>DEVELOPMENT PROPOSED</b>
3/07/0941/FUL	94 Lonnen Road Construct two storey dwelling (demolish existing).
3/07/0964/FUL	10 Glynville Road Raise roof and form rooms in roof space as amended by drawing 07.29.1.A received on 03.09.07.
3/07/0983/FUL	Pinewood, Marianne Road Erect conservatory to rear.
3/07/1083/FUL	10 Parmiter Drive Extend garage to front of existing garage.
3/07/1129/FUL	1 Parmiter Way Erection of garage.

(b) The following applications had been REFUSED by EDDC:

<b>PA NO</b>	<b>DEVELOPMENT PROPOSED</b>
3/07/0702/OUT*	Land opposite 21-27 Leigh Lane Remove existing barn and replace with dwelling.
3/07/0930/FUL	Adj 41 Wimborne Road Proposed new dwelling within existing residential garden.
3/07/0944/FUL	Rear of Quarndon, Giddylake Erect detached dwelling (including access).
3/07/1014/FUL*	106 Middlehill Road Extension and raise roof to provide accommodation at first floor.

\* Decision not in accordance with Parish Council comments.

- (c) The following application had been WITHDRAWN by EDDC:

PA NO	DEVELOPMENT PROPOSED
3/07/1004/FUL	83 Pilford Heath Road Rear extension, new dormer windows, enlarge porch and re-site pre fabricated garage.

**214.07 TREE MATTERS  
PERMISSIONS FOR TREE WORK**

- (a) EDDC had granted permission for tree surgery work as follows:

ORDER	DETAILS
CO/84/1	6 Stroud Close Fell Scots Pine (T6) Replant 1 Scots Pine of 2m in height of either root-balled or container stock. To be planted in the location of the front garden, by no later than 31/03/08.

**215.07 KYRCHIL WAY ACCESS LICENCE**

A letter had been received from the licence holder explaining that her property would be let to tenants and that she would like the tenants to have the same right of access that she is permitted to have.

It was RESOLVED that the licence holder remains responsible for the licence and that her tenants inform her when they require vehicular access across the common land whereby the licence holder will contact the Council to seek permission.

**216.07 HIGHWAY MATTERS RAISED BY MEMBERS**

- (a) Cllr Finney reported that DCC Highways were resurfacing Colehill Lane. Cllr Warren asked the Clerk to write to DCC Highways to thank them for the good work they had done in Colehill Lane.
- (b) Cllr Warren reported that Colehill Sports and Cricket Club had displayed advertising material on their fence. The Clerk to investigate whether EDDC had permitted the Club to do this.
- (c) Cllr Finney reported that a sign advertising the motocross is permanently displayed in a field by Pilford Lane. The Clerk to contact EDDC to enquire whether this is permitted.
- (d) Cllr Kingsmill reported that the street lights in Middlehill Road are obscured by tree branches. The Clerk to report this to DCC Highways.
- (e) Cllr Johnson reported on an incident involving two youths sheltering in the porch at St Michael's Church, who were allegedly taking drugs. The Vicar disturbed them and they left the area. The police were not contacted.

**217.07 MEETING AGENDA – 30 OCTOBER**

RESOLVED that the following items be included on the Agenda for 30 October:

- (a) Affordable Housing
- (b) Rights of Way Working Party

The Meeting ended at 20.30 hrs.

CHAIRMAN