

HP2008.03.11

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held in the Main Hall at the MEMORIAL HALL on **11 MARCH 2008**.

PRESENT

Cllr Tony Holloway, Chairman
Cllr Mike Bartlett, Vice Chairman
Cllrs Susan Davies, Peter Finney, KD Johnson, Joe Kingsmill, Ted Phillips, John Warren, John Gooch (R).

IN ATTENDANCE

Cllr David Packer

APOLOGIES

Cllrs Keith Baker, John Bell, Coirin Duff.

PUBLIC PARTICIPATION

Approximately 150 members of the public attended to listen to the discussions regarding planning application 3/08/0163/OUT. Sixteen members of the public spoke about the application and their comments were as follows:

Mr Millstead, 2 Heath Close – The development was contrary to Green Belt Policy.

Mr Lilley, 3 Willow Drive – The development would have a detrimental impact on Cannon Hill Plantation and there would be an increase in traffic.

Mr Holly, Ferndown - Supported the planning application as he considered that green belt land would have to be built on at some stage.

Mr Grimston, 60 Pilford Heath Road – The development was contrary to Green Belt Policy, he considered that there was an over supply of flats in the general area, that the infrastructure could not deal with this development, that there would be an increase in traffic and it would infringe on the habitat of protected species, including an otter.

Mr Hobson, 2 Swallow Way – Considered that it would be a disaster to build on Green Belt land and it would be detrimental to the traffic calming at Middlehill Road.

Mr G Davis, 15 Cannon Hill Gardens – Considered that the meeting should be postponed until a larger venue could be found to enable more objectors to attend.

Mrs Clements, 6 Heath Close – The development was contrary to Green Belt Policy and she considered that the developers were taking advantage of the Regional Spatial Strategy. She was concerned about the impact on the environment and said that the schools were full to capacity already.

Mr Williams, 58 Pilford Heath Road – Considered that the land was not suitable for developing as it was prone to flooding and he was concerned about the detrimental impact on the infrastructure.

Mr Millis, 25 Lawns Road – Highlighted that the Developer had provided EDDC with the details of the planning application appeals they had won throughout the country.

Mrs Helliker, 34 Mallard Road – The Council must object on Green Belt grounds to ensure that the Developer does not re-apply with an application for less houses.

Mr Neal, 13 Brackenhill Road – Had been a Colehill resident for 42 years and had seen past developments. The increased use of Brackenhill Road as a rat run would get worse with more housing. The developer envisaged 100 cars from this development, but Mr Neal considered 200 cars would be a more realistic figure.

Mrs Martyn, 32 Sandy Lane – Was concerned about the access onto Pilford Heath Road, the impact on the infrastructure and considered the development was contrary to the ED Local Plan, page 180, section 12.14 – restriction on any outward expansion onto the slopes of the ridge.

Cllr Dover, 159 Cutlers Place – Thanked the public for attending and urged them to attend the Planning Committee at East Dorset District Council.

Mrs Millstead, 2 Heath Close – The development was contrary to Green Belt Policy.

Mr Whitham, 3 Four Wells Road – Colehill residents should continue to keep up the pressure to ensure the development was objected to.

Mr T Davis, 15 Cannon Hill Gardens – The land and woodland area was marshy and prone to flooding. There were badger sets and other protected animals.

Mrs Vatcher, Freemans Lane, attended to comment on planning application 3/08/0154/FUL. Mrs Vatcher requested to speak to the Chairman rather than address Committee. Mrs Vatcher advised that if the fence was reduced in height it would allow the public to see into her back garden.

Mr Maddern, Middlehill Road, attended to comment on planning application 3/08/0169/FUL. Mr Madden expressed his objection to the development and advised that the development would overshadow his property.

Mr Millis, Lawns Road, attended to comment on planning application 3/08/0175/FUL. Mr Millis expressed his support of the development, which would overlook his property, but the velux windows would have frosted glass.

408.08 DECLARATIONS OF INTEREST

Cllr David Packer informed the Chairman that he had not been called to attend this Committee and would not take part in any voting.

409.08 MINUTES

The Minutes of the Meetings held on 29 January and 19 February, having been circulated, were taken as read, confirmed and signed.

410.08 MATTERS ARISING

There were no matters arising.

411.08 PLANNING APPLICATIONS

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

PA NO	DEVELOPMENT PROPOSED
3/08/0088/FUL	10 Parmiter Drive, Colehill Raise roof to provide first floor accommodation. Objection. It was considered that the development was out of character with the area, which was an estate consisting of bungalows.
3/08/0109/OUT	Land to the rear of red cottage, Smugglers Lane, Colehill Formation of new access and erection of new two storey dwelling and a detached garage. New access and detached garage to Service Red Cottage.

	<p>Objection. It was considered that the access was unsafe and that the development would have a detrimental impact on the trees and the visual amenity.</p>
3/08/0118/FUL	<p>116 Lonnen Road, Colehill Single storey front extension.</p> <p>No objection.</p>
3/08/0134/FUL	<p>38 Hayes Lane, Colehill Rear conservatory.</p> <p>No objection.</p>
3/08/0147/FUL	<p>Sunnyside, Dogdean Erect conservatory.</p> <p>No objection.</p>
3/08/0154/FUL	<p>19 Freemans Lane, Colehill Reduction in height of existing front boundary fencing.</p> <p>Support.</p>
3/08/0163/OUT	<p>Land adjoining 5 Heath Close, Colehill Outline residential development of 61 dwellings.</p> <p>Objection: On grounds of Green Belt Policy and it was considered that the development would impact on Cannon Hill Plantation and on the wildlife (protected species).</p> <p>Vote: 8-0 (1 abstention).</p>
3/08/0168/FUL	<p>18 Parmiter Drive, Colehill Extension to kitchen/dining room.</p> <p>No objection.</p>
3/08/0169/FUL	<p>Colehill County First School, Middlehill Road, Colehill Erect 5 detached dwellings and modify existing access.</p> <p>Objection. It was considered that the development was overbearing to the property at 113 Middlehill Road.</p>
3/08/0175/FUL	<p>43 Canford Bottom, Colehill Rear single storey extension, first floor extension and loft conversion.</p> <p>Objection. It was considered that the development was an overdevelopment of the site. However, should the application be granted, it was requested that the provision of frosted glass in the velux windows be binding.</p>

3/08/0212/FUL	2 Sandy Close, Colehill Erect single storey extension to form garage and study (demolish existing garage and store). No objection.
3/07/1669/FUL	9 Jessop Road, Colehill Erect timber garage. No objection.

412.08 PLANNING DECISIONS

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

PA NO	DEVELOPMENT PROPOSED
3/08/0035/FUL	4 Greenhill Lane New porch and vestibule.

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

PA NO	DEVELOPMENT PROPOSED
3/07/1741/FUL	Beechcroft, Northleigh Lane, Colehill Demolish existing building and erect two detached houses with garages.

**413.08 TREE MATTERS
PERMISSIONS FOR TREE WORK**

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

ORDER	DETAILS
CO/87/A	Dollan House, Colehill Lane Grant consent to fell Poplar (T1), as specified within the submitted application.

(b) EDDC had refused permission for tree surgery work as follows:

CO/43	15 Beaucroft Road, Colehill Refuse consent to fell Norway Spruce (T1) as specified in the submitted application.
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414.08 APPEALS

The following appeals had been received:

PA/3/07/0944/FUL

To erect detached dwelling, including access at rear of Quarndon, Giddylake.

PA3/07/0707/FUL

To erect a carport and new roof over existing detached garage at 58 Highland Road.

The Appeal letters were available at the meeting.

415.08 STREET NAMING AND NUMBERING

Fortune Cottage, Grange would now be known as Clapgate Cottage, Grange.

A location map was available at the meeting.

416.08 EDDC (OFF-STREET PARKING PLACES) ORDER 2008

EDDC planned to introduce the above Order on 1 June 2008.

The Order related to all the car parks in East Dorset and could be viewed at the meeting. Comments on the Order should be made before the objection period of 21 March 2008.

417.08 PROPOSED WAITING RESTRICTIONS, CANNON HILL ROAD

A letter had been received from DCC proposing “no waiting and no loading/unloading, Monday to Friday, 8.00 am to 5.00 pm” restrictions outside Colehill First School’s access in Cannon Hill Road, from its junction with Pilford Heath Road westwards to a point opposite the western kerblines of Brackenhill Road.

RESOLVED that this proposal be supported.

418.08 LITTER PICKING (Minutes 360.08 and 379.08 refer)

Cllr Johnson updated Members on the information received from the Local Council Advisory Service (LCAS) regarding volunteers litter picking on behalf of the Parish Council.

LCAS advised that volunteers must be treated as if they were employees and safety measures must be drawn up in the form of a risk assessment which should be a list of measures that can be given to volunteers.

LCAS further advised that volunteers should only litter pick areas where it was safe, for example pavements and grass/wooded areas, they must not be allowed to litter pick areas by roads where there was no pavement. Equipment such as litter pickers should be provided.

Cllr Johnson reported that the Dorset Association of Parish and Town Councils had not responded to the Clerk’s request for information due to a backlog of work and EDDC’s Community Safety Officer was on leave until 31 March 2008.

NOTED.

419.08 ST MICHAEL’S SCHOOL – CYCLE ROUTE

Police and Communities Together (PACT) made an informal request for Committee to indicate their thoughts on allowing a cycle route to run through Triangle Wood, from Wimborne Road to Colehill Lane.

The Triangle Wood byelaw stated that the area was a village green and that the use of bicycles was not prohibited.

After discussion it was AGREED that Committee could not comment until more details were received from PACT.

420.08 SPEED INDICATOR DEVICE

Cllr Johnson reported that a notebook computer, had been purchased from the remaining funds of the ED Community Safety Action Group.

NOTED.

421.08 HIGHWAY MATTERS FOR REPORT

- (a) Cllr Finney reported that the surface of Colehill Lane was deteriorating with all the traffic diversions and the flooding by the Barley Mow public house. The Clerk to report the details to Dorset Direct.
- (b) Cllr Johnson reported that some road name signs, including Mallard Road and Rotary Close, had been vandalised. East Dorset District Council had been informed.
- (c) Cllr Warren reported fly tipping of tree cuttings in Little Lonnen, close to Colehill Lane end. The Clerk to inform East Dorset District Council.

422.08 RESURFACING (Minute 331/08 refers)

Cllr Holloway reported that the road surface along Wimborne Road East was still in a poor condition. This matter had been reported to Dorset County Council in January 2008, but the condition remained the same.

RESOLVED that DCC be asked to comment on when the surface of the road would be improved.

The Meeting ended at 20.50 hrs.

CHAIRMAN