

HP2009.01.13

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at the Memorial Hall on **13 January 2009**.

**PRESENT**

Cllrs John Bell, Susan Davies, Coirin Duff, John Gooch, KD Johnson, Joe Kingsmill, and John Warren.

**APOLOGIES**

Cllrs Keith Baker, Mike Bartlett, Tony Holloway and Ted Phillips.

**IN ATTENDANCE**

Cllr David Packer attended the meeting at Minute No 295.09.

In the absence of the Chairman and Vice-Chairman Cllr KD Johnson chaired the meeting.

**285.09 DECLARATIONS OF INTEREST**

Cllr Duff declared a personal interest in Planning Application 3/08/1326/FUL.

**286.09 MINUTES**

The Minutes of the Meetings held on 14 October, 4 November and 25 November, having been circulated, were taken as read confirmed and signed.

**287.09 MATTERS ARISING**

There were no matters arising.

**288.09 PLANNING APPLICATIONS**

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

| <b>PA NO</b>  | <b>DEVELOPMENT PROPOSED</b>   |
|---------------|---|
| 3/08/1092/FUL | Grangewood, Park Homer Road<br>Side and rear two storey extensions, alterations and reinstatement of original vehicular site access.<br><br>No objection. |
| 3/08/1291/FUL | The Old Tennis Court, 55 Beaucroft Lane,<br>Erect 2.75m fence around tennis court and retain basement for residential use.<br><br>No objection.           |
| 3/08/1326/FUL | 85 The Vineries<br>Demolish existing fire damaged bungalow and replace with four bed chalet style bungalow.<br><br>No objection.                          |

|   |  |
|---|--|
| 3/08/1336/FUL   | By The Willow, Furzehill<br>Ground floor extension(s) and alterations plus loft conversion.<br><br>No objection.   |
| 3/08/1344/FUL   | 12a Canford View Drive<br>Demolish detached garage and construct ground floor extension with integral garage. Construct first floor extension over front porch/WC.<br><br>Objection on the grounds that it is an overdevelopment of the site and overpowers the neighbouring properties. |
| Tree works within the Burts Hill/Merrifield Conservation Area | Wehs House, Burts Hill<br>To fell or reduce in height the trees listed on the application.<br><br>No objection.  |

**289.09 PLANNING DECISIONS**

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

| PA NO          | DEVELOPMENT PROPOSED   |
|----------------|--|
| 3/08/0843/FUL* | 14 Hawk Close<br>Erect two dwellings as amended by plans received 1 October and 20 October 2008 to reposition windows in Plot B.   |
| 3/08/0999/FUL  | R/O 41 Wimborne Road<br>Proposed new dwelling within existing residential garden (resubmission of Application No 3/07/0930/FUL) as amended by plans received 1 October 2008 and additional information received 8 November 2008. |
| 3/08/1115/FUL  | Woodley, 3 Greenhill Close<br>Ground floor rear infill extension between house and existing (linked) garden room. Two small windows to east elevation.   |
| 3/08/1204/FUL  | Bower House, 74 Middlehill Road<br>Two storey rear addition to include conservatory at ground floor level and study/shower room at lower ground.   |
| 3/08/1244/FUL  | 29 Bridle Way<br>Single storey rear extension to replace existing rear extension and associated landscaping of garden.   |

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

| PA NO          | DEVELOPMENT PROPOSED   |
|----------------|--|
| 3/08/1134/OUT* | 6 Beaucroft Lane<br>Demolish existing dwelling and erect 3 detached dwellings with access and parking. |

|               |  |
|---------------|--|
| 3/08/1228/FUL | 134 Bridle Way<br>Demolish existing garage, sever plot, erect new 2 bedroom house. |
|---------------|--|

\* Decision not in accordance with Parish Council comments.

(c) The following Certificates of Lawfulness had been GRANTED by EDDC:

|               |   |
|---------------|---|
| 3/08/1299/CLP | 32 Lapwing Road<br>Remove rear extension and convert integral garages into kitchen/dining area. |
| 3/08/1327/CLP | Peacehaven, Furzehill<br>Extension to rear of dwelling.   |

NOTED.

**290.09 TREE MATTERS**

**PERMISSIONS FOR TREE WORK**

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

| ORDER | DETAILS   |
|-------|---|
| CO/18 | Grant consent to fell Sycamore (T1) and Scots Pine (T5), grant consent to re-coppice Hazel (T3), grant consent on Oak (T4) to reduce the lowest primary branch that extends over the applicant's garage by a maximum of three metres. Retained side branches intended to form the new dominant shoot should be at least 30% of the diameter of the parent branch, leaving a flowing branch line. Grant consent on Beech (T6) to (1) tip back the lateral branches to provide a maximum clearance of 3m from the applicant's dwelling, as specified within the submitted application. Retained side branches intended to form the new dominant shoot should be at least 30% of the diameter of the parent branch, leaving a flowing branch line, (2) remove the lowest lateral branch, which grows towards the south east at Stable House and Broadash, Kyrchil Way. |

(b) EDDC had made the following Tree Preservation Order:

|        |   |
|--------|---|
| CO/145 | Hawk Close No 1<br>Objections to this TPO were received and considered by EDDC. The Order was confirmed on 15 December with no modification as the trees should be retained in the interests of public amenity. |
|--------|---|

NOTED.

**291.09 APPEALS**

(a) PA 3/08/0471/FUL – Mr R Hardy  
Construct two chalet bungalows with integral garages and access drive to the rear of the existing properties.  
105 and 107 Lonnen Road

The Appeal was against the decision by the Local Planning Authority to refuse consent for the proposal.

- (b) PA 3/08/0419/OUT – Mr B Mardell  
Demolish the existing dwelling and erect three detached dwellings with associated accesses and parking facilities.  
Mayfield, 6 Beaucroft Lane

The Appeal was against the decision by the Local Planning Authority to refuse consent for the proposal.

NOTED.

**292.09 PARISH MAINTENANCE UNIT VISITS**

Notification had been received from DCC explaining that the Parish Maintenance Unit would visit Colehill in June and December instead of February and August. This change would take place from February 2009.

NOTED.

**293.09 STRUCTURAL MAINTENANCE DRAFT PROGRAMME FOR YEAR 2009-2010**

DCC had provided an updated list of the above programme. The Colehill area had not been listed; however structural maintenance work would take place at Priors Walk and Hanham Road, Wimborne, in May 2009.

NOTED.

**294.09 COBBS ROAD – NOTICE OF HEDGEROW REMOVAL (Minute 242.08 refers)**

EDDC had confirmed that the section of hedgerow to be removed in Cobbs Road would be fully reinstated and monitored on completion of the works. The Hedgerow would be reinstated with a mixture of Hawthorn, Blackthorn and Holly, planted at five plants per linear metre in double staggered rows.

NOTED.

**295.09 STREET LIGHTING – THE VINERIES ESTATE**

The Clerk reported that she had spoken to Mr Mumford, PFI Commercial Manager of SEC Dorset Street Lighting, regarding whether the parish lights could be incorporated into the PFI Contract. Mr Mumford had responded that this was not possible as the contract had been finalised and would not be renewed until 2031.

The Council's maintenance contract with SEC is due for renewal in March 2009 and Mr Mumford requested a copy of this contract so that he could advise on the Council's options for renewal.

Mr Mumford advised that the Council could ask DCC to adopt the parish lights. However, DCC would only adopt lights which had been brought up to standard at the owner's expense. If DCC were to adopt the lights they would be incorporated into the PFI Contract and DCC would pay for all future maintenance and energy costs. DCC is investigating the costs involved.

The Clerk further reported that residents were complaining about the standard of the parish lights.

RESOLVED that:

- (i) the residents be informed that the lights were maintained to the standard required as per the SEC maintenance contract;
- (ii) following the advice of the PFI Commercial Manager, the SEC maintenance contract be reviewed at a future meeting;
- (iii) DCC's advice regarding adopting the lights be considered at a future meeting.

**296.09 CANNON HILL PLANTATION**

The Clerk reported that the Open Spaces Society (OSS) had advised that it could be possible to register the land at Cannon Hill Plantation as a village green; however evidence would need to be provided from people who have walked the land.

The OSS considered that the initial step should be to approach the Forestry Commission to determine whether they had given people permission to walk the land, if so, the use would not be as of right.

Mr Andrew Norris from the Forestry Commission considered that people were given permission to walk the land until the Countryside and Rights of Way (CROW) Act 2000 was made which he thought allowed people the right to walk the land. Mr Norris agreed to speak to the Forestry Commission's legal team to clarify whether this was the case.

RESOLVED that the above details be noted and that the Campaign to Protect Rural England (CPRE) be contacted to seek independent advice.

**297.09 GATEWAY SIGN, SMUGGLERS LANE – MIDDLEHILL ROAD TRAFFIC CALMING SCHEME**

The Planning Inspectorate had advised that as the proposed sign would not prevent or impede access and would not involve resurfacing of the land, the works fell outside of the scope of section 38 and no consent was needed.

The Planning Inspectorate further advised that whether works are outside the scope of section 38 was not always straightforward and any works on common land might be challengeable through the courts by any member of the public.

Cllr Davies informed Committee that the school crossing sign would be moved to the corner of Merrifield so that the footpath would no longer be obstructed.

NOTED.

**298.09 SPEED INDICATOR DEVICE**

Cllr Johnson reported that the SID was at Holt and that the paving slabs had been installed by the post at the Grange.

Cllr Johnson advised that a new light column had been installed very close to the SID post in Middlehill Road. DCC had been asked if the SID post could be relocated.

NOTED.

**299.09 HIGHWAY MATTERS FOR REPORT**

- (a) Cllr Bell requested that DCC arrange for the weeds and grass growing through the pavement at Sandy Lane to be removed and for DCC to inform the Council of how often this type of work is carried out.
- (b) Cllr Johnson reported on the success of the litter picking event on 3 January.
- (c) The Clerk advised that ex-Councillor Gwen Divall had issued a press release stating that the Secretary of State had directed DCC to proceed with the steps to make an Order to modify the Definitive Map north of Leigh Common. Cllr Packer advised of his conversation with Jo Burn regarding this matter, who was concerned that residents would attempt to walk the land before the Order was made. Cllr Packer further advised that he and Cllr Dover, as County Councillor, would pressurise DCC to get the Order made quickly.

The Meeting ended at 20.15 hrs

CHAIRMAN