

HP2014.05.27

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at the Memorial Hall on **27 MAY 2014**.

**PRESENT**

Cllr Susan Davies, Chairman  
Cllr Susan Cowsill, Vice Chairman  
Cllrs Gary Adams, Sue Gretton, Tony Holloway, Mike Huntriss, KD Johnson, Dave Mitchell, Graeme Smith and John Warren.

**APOLOGIES**

Cllrs Janet Dover (R) and Barry Roberts.

**IN ATTENDANCE**

Mrs T Paine - Clerk

**30.14 APPOINTMENT OF CHAIRMAN OF COMMITTEE**

RESOLVED that Cllr Davies be appointed Chairman of the Committee for the ensuing year

**31.14 APPOINTMENT OF VICE-CHAIRMAN OF COMMITTEE**

RESOLVED that Cllr Cowsill be appointed Vice-Chairman of the Committee for the ensuing year.

**32.14 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**33.14 MINUTES**

The Minutes of the Meetings held on 15 April and 6 May 2014, having been circulated, were taken as read, confirmed and signed.

**34.14 MATTERS ARISING**

465.14 Following a further letter to EDDC, Cllr Davies reported that David Barnes, Director of Services, had advised that an extension of time was being considered.

**35.14 PLANNING APPLICATIONS**

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

<b>PA NO</b>	<b>DEVELOPMENT PROPOSED</b>
3/14/0342/HOU	9 Colborne Avenue Demolish existing conservatory and erect a single storey rear extension.  No objection.

3/14/0352/HOU	90 Middlehill Road Alteration to roof to change from thatched hip to dual pitch with new gable end. Side facing dormers to have no obscured glazing.  No objection.
3/14/0380/HOU	Little Forest Lodge, 27 Middlehill Road Ground floor front extension which lengthens the garage and creates a porch.  No objection.
3/14/0181/HOU	20 Paget Close New porch to front, two storey extension to rear including a balcony as amended by plans received 14/04/14 and 16/05/2014.  Objection – The PC cannot see any changes from the previous applications and would like the application to go to Committee so that the EDDC Members can see from photographs and, perhaps, a site visit, as to whether to grant or refuse the application.
3/14/0373/HOU	16 Sunnybank Way New single storey garden room. Alterations to first storey layout including addition of a new Dormer window. Minor alterations to ground floor fenestration.  No objection.

**36.14****PLANNING DECISIONS**

The following applications had been APPROVED by EDDC:

<b>PA NO</b>	<b>DEVELOPMENT PROPOSED</b>
3/14/0230/HOU	18 Halter Rise Erect a single storey side extension.
3/14/0233/HOU	10 Stroud Close Erection of a 2.5m wall at the above property to produce an enclosed courtyard at the rear of the property.
3/14/0252/HOU	57 Wimborne Road Infill of existing front open porch and single storey rear flat roofed extension and alterations.

NOTED.

**37.14**      **TREE MATTERS**  
**PERMISSIONS FOR TREE WORK**

EDDC had granted permission for tree surgery work as follows:

<b>ORDER</b>	<b>DETAILS</b>
CO/56	Grant consent to crown thin canopies of English Oaks at Maple Cottage, 2 Green Bottom.
CO/63	Grant consent to fell 14 conifers at Fairfield House, Leigh Lane

NOTED.

**38.14**      **APPEAL**

APP/U1240/A/14/2217875

Erect 2 storey dwelling house with associated on site parking  
 147 Cutlers Place

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

NOTED.

**39.14**      **ROAD WORKS**

Dorset County Council had advised on the following:

Colehill Lane adjacent the Barley Mow Public House: Works to resolve the flooding issues in this area commenced on 15 May. The road would remain open, but would be controlled by temporary traffic lights.

Lonnen Road: Maintenance works would take place on 18 June and 19 June at the double bend area of Lonnen Road. The closure would be in place between the hours of 0900 and 1600 hours. The road would be opened at night. Diversion signs would be visible.

NOTED.

**40.14**      **REMOVAL OF RECYCLING MINI BANKS**

DWP had reviewed its recycling mini bank network and would be removing the majority of banks, including the Colehill ones, from June 2014.

NOTED.

**41.14**      **CHRISTCHURCH AND EAST DORSET COUNCILS COMMUNITY**  
**INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULES**  
**CONSULTATION**

The draft charging schedules for the Community Infrastructure Levy (CIL) were being consulted upon until 18 June 2014.

Copies of the consultation would be emailed to Cllrs Davies, Mitchell and Smith.

NOTED.

42.14

**ST MICHAEL'S DIRT**

Members NOTED the information that had been decided upon at the site meeting held on 17 May. The following summary had been forwarded to Robert Hare:

- (a) *The land is open land and has to be shared by everyone.*
- (b) *None of the jumps can be higher than 1.5m.*
- (c) *The height of the jumps for the younger riders will be discussed with them and agreed by them.*
- (d) *The jumps for the younger riders will be completed first.*
- (e) *You will give me a plan of the site, showing which jumps are for younger riders and which are for experienced riders.*
- (f) *Only clay from the wood can be used and when digging you need to make sure that tree roots are not exposed.*
- (g) *Logs can be used for seats.*
- (h) *Tarpaulin can be used to protect the jumps. I will display a sign advising that the tarpaulins are protecting the jumps and that users should put them back when they are leaving the site.*
- (i) *Wheelbarrows and other tools can be left at Susan and Norman Davies' house (3 Merrifield Heights, Colehill) Tel: 01202 842311. Norman's email address is [njdavies1@btinternet.com](mailto:njdavies1@btinternet.com)*
- (j) *Norman Davies has agreed to supervise the use of a mini digger. The Council will need to see a risk assessment document before the mini digger can be permitted on site. You said that you can draft a risk assessment on examples you already have and I will send you an example to help. Please contact Norman to discuss the risk assessment and the possible dates when the mini digger will be on site.*
- (k) *We talked about the possibility of installing a litter bin at the entrance to the wood, by Smugglers Lane. It was decided that we would see by the end of the summer whether there is a big litter problem. (The site is inspected weekly by volunteers who litter pick at the same time and some of the riders take their litter home).*
- (l) *I will arrange for the two tree trunks to be cut to ground level.*
- (m) *I have the names of approximately 20 permit holders, I will write to them to ask if they are still using the track and to let them know that work is taking place on the jumps. If any of your friends haven't got permits, please can you ask them to contact me.*
- (n) *And, lastly, you said you would clean the main sign at the entrance and the two BMX triangular signs.*

Cllrs Johnson and Warren had concerns about allowing a mini digger on site and using tarpaulin to cover the jumps, however, other Members felt that the riders needed to be permitted to use these items and given the opportunity to improve the site. It was considered that the permit holders could be advised to contact the Clerk if they had any concerns with the way the riders were using with the site. The Head teacher at St Michael's School would also be contacted to request that he advertise the permit system in his next newsletter.

**43.14**      **WOOD BETWEEN FOUR WELLS ROAD AND MALLARD ROAD**

EDDC had arranged for Dorset Waste Partnership to visit the wood between Four Wells Road and Mallard Road to look at the problem of fly tipped vegetation. DWP would remove the fly tip and write to the houses close to the entrance. Cllr Johnson advised that vegetation was also fly tipped in the same wood, but close to the Glynville Close entrance. DWP would be informed of this.

NOTED.

**44.14**      **AREA OF LAND AT CUTLERS PLACE**

The Council's solicitor had searched the area of land at Cutlers Place for a registered title. No title was found and the solicitor advised that ownership therefore rested upon title deeds which could be anywhere or even lost.

The solicitor found the name and address of the builder who developed the flats immediately north to the land and advised that the builder should be asked if he owned the land. A response had not been received to date.

The solicitor advised that if the Council wanted to establish title to the land the Council would have to demonstrate that it was clearly and obviously in occupation and control of it. The best way of doing this would be to fence the land, put up notices and look after it. However, this would have to be done for 12 years unchallenged before an application for possessory title could be made to Land Registry. The same rules applied to anyone else who attempted to acquire the land.

Members considered whether to establish control of the land or inspect the land annually to ensure that no-one else was controlling the land, but AGREED to defer any decision until a response had been received from the builder.

**45.14**      **OPEN SPACES AT CRANFIELD AVENUE/WESLEY ROAD**

Cllr Packer had briefed Members of this matter at Annual Council. Residents were concerned that as the open spaces at Cranfield Avenue and Wesley Road were not owned by anyone they could be subject to garden grabbing and that the trees could be damaged.

At a recent meeting, Cllr Packer, a Wesley Road resident, Annette Brooke MP and the Clerks of WMTC and CPC agreed that:

- i. the two clerks would inspect the area at least once a year to ensure there were no encroachments;
- ii. Annette Brooke would make a presentation in Parliament requesting a change in the law for un-owned open spaces;
- iii. the resident would form a residents' association in order to become a planning consultee for the area; and
- iv. the clerks would investigate whether the trees were, or could be, protected with Tree Preservation Orders.

The CPC Clerk had met with the Tree Officer who had thought it possible that the 1965 blanket TPO was only for the trees that were present in 1965. Any new trees would not be protected. He would make further enquiries and the Clerk would report his findings at a future meeting.

NOTED.

**46.14 PUBLIC BENCHES**

It was NOTED that there were no faults to report.

**47.14 WAR MEMORIAL/BUS STOP**

It was NOTED that there were no faults to report.

**48.14 PLAY AREA**

It was NOTED that there were no faults to report.

**49.14 SPEED INDICATOR DEVICE**

It was NOTED that Holt PC was using the SID until June.

**50.14 HIGHWAY MATTERS FOR REPORT**

- (a) The lid on the grit bin at Ashmeads Close had been damaged. Cllr Mitchell offered to assess the damage.
- (b) Members asked for a progress report on the work that DCC had promised, ie, the installation of a SID pole and “slow” markings on Lonnen Road, the lay-by changes at the three shops in Middlehill Road and the “slow” markings on Colehill Lane. The Clerk advised that DCC had not provided a response to her requests and that Cllr Dover was making enquiries on her behalf.
- (c) DCC to be advised that a hedge at Pilford Heath Road, junction with Mallard Road, was overgrown and that the brambles growing in it were protruding onto the pavement.
- (d) DCC be asked to monitor the pavements in Mallard Road which were disintegrating due to vehicles parking on them.
- (e) DCC be advised of a hole in the road at the Glynville Road/Middlehill Road junction.

**51.14 ITEMS FOR DISCUSSION AND FUTURE AGENDA**

- (a) Cllr Gretton advised on the next round of Navitus Bay Windpark consultations.
- (b) Cllr Warren asked Cllr Gretton to advise the Colehill Memorial Hall Management Committee that the Hall was looking the best it had ever looked.

The Meeting ended at 20:34 hrs

CHAIRMAN