

HP2005.10.11

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at the MEMORIAL HALL on **11 OCTOBER 2005**.

PRESENT

Cllr David Tarring, Vice-Chairman (In the Chair)
 Cllrs John Bell, Gwen Divall, Tony Holloway, KD Johnson, Andrew Marsh,
 Ted Phillips

APOLOGIES

Cllrs Janet Dover (R), John Gooch, Jeffrey Greenwood, John Warren

174.05 DECLARATION OF INTEREST

There were no declarations.

175.05 MINUTES

The Minutes of the Meetings held on 30 August and 20 September, having been circulated, were taken as read, confirmed and signed.

176.05 PLANNING APPLICATIONS

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

P A No.	DEVELOPMENT PROPOSED
3/05/1168/FUL	35 Middlehill Road Rear Conservatory No objection
3/05/1174/FUL	5 Quarry Road Alterations & Roof Extension Support neighbour's objection re. close proximity of extension and overlooking.
3/05/1180/FUL	'Janeen', Furzehill Single Storey Front Extension No objection
3/05/1199/FUL	18 The Vineries Additional Velux Roof Light to Southern Elevation No objection
3/05/1219/FUL	35 Middlehill Road Drop Kerb (Modify Access to Garage) No objection

<p>3/05/1201/FUL</p>	<p>39 Lonnen Road Raise Existing Roof to Provide First Floor Accommodation Including Front and Rear Dormers (Revised Scheme)</p> <p>PC considered proposal to be out of keeping with neighbouring properties. Subsequent to the meeting further information was received from the Case Officer regarding this revised scheme. Following consultation with the Chairman of the meeting, EDDC were informed that the Parish Council's comments did not need to be reported to Planning Committee.</p>
<p>3/05/1121/FUL Amended Plan</p>	<p>1 Parmiter Road Demolish Existing Bungalow and Replace with One Pair Semi-Detached Houses</p> <p>Amendments made have not overcome the PC's original objections i.e.</p> <ol style="list-style-type: none"> 1. Over-development for size of plot 2. Design out of keeping with adjacent development of Parmiter Estate and old cottages. 3. Increased density will give rise to parking problems.
<p>3/05/1255/REM</p>	<p>Rear of 'Quarndon', Bells Lane, Giddylake Erect Dwelling</p> <p>Ten copy letters of objection received. Support neighbours objections and request refusal.</p> <ol style="list-style-type: none"> 1. Proposal contravenes Condition 1 of Outline Permission 3/04/1085.OUT. 2. Development would overlook adjacent properties and appear obtrusive in a 'Special Character' area as defined in Local Plan.
<p>3/05/1262/FUL</p>	<p>Plot 1, 21 Beaucroft Lane. Insert Windows and Door into Garage Roof and Provide Spiral Staircase Access</p> <p>Request refusal. Application appears to be an attempt to turn a garage into a dwelling. PC concern about overlooking of neighbouring property.</p>

3/05/1283/FUL	<p>28 Colborne Avenue Ground Floor Shower Room and Raise Roof to Form 2 Bedrooms and Bathroom in Roof Space.</p> <p>Concerned about height of building and overlooking of neighbouring properties. PC would support objections submitted by neighbours.</p>
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177.05 PLANNING DECISIONS

The following applications had been approved by EDDC:-

PA No.	Applicant/Development Proposed
3/05/0992/FUL+	Mr Martin. Demolition of Existing Workshop and Garage and Erection of 2 Storey Side Extension and Detached Double Garage, Honey Cottage, Dogdean.
3/05/1040/COU*	Spetisbury Construction Ltd. Change of Use from Class C1 to Class B1 (office), incorporating improvements to the existing access. By The Way, Leigh Road.
3/05/1041/LBC*	Spetisbury Construction Ltd. Change of Use from Class C1 to B1, By The Way, Leigh Road.
3/05/1059/FUL*	Mr & Mrs Tarring. Rear Extension to Bungalow, Extend Existing Garage to Double Garage, 5 Sandy Lane.

*In accordance with Parish Council comments.

+Queries raised by Parish Council.

^Request refusal

NOTED

178.05 TREE MATTERS

EDDC had granted consent for tree surgery work as follows:-

Order	Details
CO/43	Mr Paul Webster. Remove two stems from Bay tree closest to 75 and 77 Wimborne Road.

NOTED

179.05 EDDC - SEMINAR ON NATIONAL PLANNING POLICY STATEMENT 7 AND RURAL DIVERSIFICATION

Parish Councillors were invited to attend the Rural Diversification Planning Policy Seminar at EDDC Offices on 28 November.

RESOLVED that Cllrs Tony Holloway, Andrew Marsh and Ted Phillips represent this Council at the Seminar.

180.05 TRAFFIC FLOW AT CANFORD BOTTOM ROUNDABOUT

Further to Minute 132.05, the Highways Agency was aware of the congestion caused at Canford Bottom by the volume of traffic on the A 31. Studies had shown that there were no available improvement options at this location other than complete redesign of the highway layout.

Signing at the roundabout had been the subject of three independent studies. All came to the same conclusion that, due to the number of exists, a comprehensive set of lane destinations marked on the carriageway would lead to confusion rather than clarity.

There was insufficient space on the circulating carriageway for 'keep clear' markings to be effective in addressing the issue of blocking. Installation of traffic lights was not a feasible option as the arms of the roundabout were too close together to provide adequate queuing space.

RESOLVED that the reply be received and noted.

**181.05 PLANNING APPLICATIONS
MINOR AMENDMENTS**

EDDC were now advising all applicants for planning permission that submission of a fresh application will be required where variations are detected once a development had commenced, and if development was commenced before all the necessary planning conditions had been discharged.

Local Council had been informed as this requirement could result in an increase in the number of retrospective planning applications received.

NOTED

**182.05 ENVIRONMENT AGENCY
FLOOD WARDENS SEMINAR 2005**

Notification of these events organised by the Environment Agency to be held on 18, 20 and 22 October. Cllr John Bell and KD Johnson reported that emergency flood management had been covered at the County's Emergency Planning Seminar on 16 July.

NOTED

183.05 HIGHWAY MATTERS

(a) USE OF ROUNDELS ON CARRIAGEWAY

Further to Minute 163.05, DCC had advised that painting of 30 mph roundels on the carriageway at all entrances to 30 mph zones was planned. Repeat signs in a lit area were contrary to County policy.

NOTED

**(b) POST OFFICE CROSSROADS
PEDESTRIAN SAFETY**

RESOLVED that a renewed approach be made to DCC requesting provision of bollards at Post Office Crossroads, similar to those at Canford Bottom, to prevent parking adjacent to the shop.

**184.05 LITTER CLEARANCE
CANFORD BOTTOM & MIDDLEHILL ROAD**

Cllr KD Johnson reported that representations had been made to EDDC about the collection of litter by the seat at the junction with Hayes Lane. As a result, EDDC had agreed to extend the weekly litter pick along the length of Middlehill Road and into Canford Bottom.

NOTED

**185.05 EDDC COMMUNITY SERVICES
'GREENLINK, THE FUTURE'**

Further to Minute 167.05, Cllr David Tarring reported on his attendance at the Seminar to launch publication of this brochure.

RESOLVED that this item be placed on Council Agenda for 8 November.

The Meeting ended at 20.10hrs.

CHAIRMAN