

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at Colehill Memorial Hall on **2 JUNE 2015** at **7.15pm**

PRESENT

Cllr David Mitchell – Chairman

Cllr John Warren – Vice-Chairman

Cllrs Tony Holloway, KD Johnson, Georgina O’Hagan, Peter Scriven and Ian Dickins (R).

APOLOGIES

Cllr Susan Cowsill and Emma Urquhart.

PCSO Phil King

IN ATTENDANCE

Mrs T Paine – Clerk

Mrs S Davies attended as a Colehill member of the Council’s New Neighbourhood Working Group to update Members on the outline planning application by Bloor Homes and to advise on the work that was being undertaken by the Group prior to the EDDC Planning meeting on 16 June.

Cllr Janet Dover attended with 11 residents from Cutlers Place. Cllr Dover spoke on behalf of the residents to advise Members of their concerns regarding a fence that had been erected around an area of land at Cutlers Place and also about the removal of vegetation and trees on the same area.

33.15 APPOINTMENT OF CHAIRMAN OF COMMITTEE

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

34.15 APPOINTMENT OF VICE-CHAIRMAN OF COMMITTEE

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

35.15 DECLARATIONS OF INTEREST

There were no declarations of interest.

36.15 NEW NEIGHBOURHOOD WORKING GROUP – UPDATE ON OUTLINE PLANNING APPLICATION

Members NOTED the information that Mrs Davies had provided on the outline planning application for the development at Burts Hill and Cranborne Road. Mrs Davies advised that the Working Group was preparing a document that would highlight the objections to the development. The Members AGREED and NOTED that Cllr Mitchell and Mrs Davies would represent Colehill PC at the EDDC Planning Committee on 16 June. Wimborne Minster TC was also sending representatives.

Cllr Warren thanked Mrs Davies on behalf of the Council for her great help with this matter.

37.15 MINUTES

The Minutes of the Meeting held on 28 April 2015, having been circulated, were taken as read, confirmed and signed.

38.15

MATTERS ARISING

451.15, 417.15 DCC had advised that they would not make any amendments to the chicanes at Middlehill Road.

39.15

PLANNING APPLICATIONS

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

PA NO	DEVELOPMENT PROPOSED
3/15/0301/FUL	<p>58 Beaucroft Lane Demolition of existing house, erect 2 detached dwellings with garaging and parking, alteration to access and create new access. Alteration to boundary treatment and alteration to access road.</p> <p>Objection on the grounds that it is out of keeping with the area, an overdevelopment of the site and there are problems with the access. The Council also supports the views of the residents.</p>
3/15/0379/HOU	<p>1 Vicks Villas, Furzehill Single storey side extension and a two storey rear extension.</p> <p>No objection.</p>
3/15/0394/HOU	<p>9 Wimborne Road West Pitched roof to existing garage to provide new accommodation with dormer window.</p> <p>No objection.</p>
3/15/0408/HOU	<p>71 Pilford Heath Road Demolish an existing side canopy and erect a new side extension with a flat roof and a lantern roof light. Construct a new portion of fencing with a small canopy adjacent to the new extension.</p> <p>No objection.</p>
3/15/0437/HOU	<p>Oaklee, Boundary Drive Demolition of existing double garage to form new side extension together with new access point and drive way to new double garage.</p> <p>No objection, subject to compliance with DCC Highways' requirements.</p>

3/15/0455/HOU	65 Bridle Way Proposed first floor extension over existing garage. No objection.
3/15/0442/FUL	Land to the rear of The Little House, Little Lake Lodge, Smugglers Lane Retrospective application to erect dwelling. No objection.
3/15/0516/HOU	67 The Vineries, Colehill Timber boundary fence (retrospective). No objection.

40.15

PLANNING DECISIONS

The following applications had been APPROVED by EDDC:

PA NO	DEVELOPMENT PROPOSED
5/15/0228/FUL	33 Park Homer Drive Construct new vehicular access to serve new dwelling at plot 2 together with hard surfacing for this plot and plot 1.
3/15/0244/HOU	24 Halter Rise Single storey rear extension.
3/15/0300/HOU	26 Hayes Close Detached garage.
3/15/0317/HOU	3 Canford Rise, 72 Middlehill Road Retention of path and steps to the east elevation, minor alteration to positioning of garage, retaining walls to west elevation and external steps to west elevation, change in levels to the rear garden area and retaining wall (retrospective).
3/15/0329/HOU	The Beeches, Northleigh Lane Erect replacement detached single garage with workshop to rear, single storey rear lounge extension with separate rear extension and accommodation over incorporating new rear dormers and single storey extension to front and side to form double garage with hipped roof over.
3/15/0336/HOU	2 Canford Rise, 72 Middlehill Road Staircases to east and west elevation of the existing house (retrospective). Change of levels to the rear garden and formation of steps leading to pond with retaining walls (retrospective). Alterations to front boundary wall to property and gate arrangement (part retrospective).

(b) The following application had been WITHDRAWN:

PA NO	DEVELOPMENT PROPOSED
3/15/0170/FUL	The Little House, Smugglers Lane Variation of Condition 8 and 13 of Application 3/12/0417/FUL

NOTED.

41.15

**TREE MATTERS
PERMISSIONS FOR TREE WORK**

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

ORDER	DETAILS
CO/2	Grant consent to fell Beech and other tree work at 21 Paget Close.
CO/2	Grant consent to fell Sweet Chestnut at 7 Park Homer Drive.
CO/10	Grant consent to fell Ash and other tree work at Flat 1 Onslow House, Giddylake.
CO/41	Grant consent to fell Horse Chestnut at 1 Merrifield Heights.
CO/60	Grant consent to fell Oak at Oakwood, Smugglers Lane.
CO/90/l	Grant consent to tree work at 48 Bridle Way
CO/116/l	Grant consent to fell Pine and other tree work at Tree Tops, Merrifields.
HA/21	Grant consent to fell Oak at 9 Cedar Drive.
203.7	Grant consent to fell Ash and other tree work at Merry Hill Cottage, Long Lane.

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

CO/172	The TPO has been made on 8 May to afford statutory protection to a newly planted tree at 42 Lonnen Road.
CO/173	The TPO has been made on 8 May to afford statutory protection to a newly planted tree at 36 Lonnen Road.

NOTED.

42.15

**CLAIMED LAWFUL USE/DEVELOPMENT - ONE BEDROOM FLAT
ABOVE EXISTING GARAGE AT THE WARREN, LONG LANE
3/15/0363/CLU**

EDDC had advised of the above Certificate of Lawfulness (Existing) Application. The applicant had submitted evidence in support of their claim that a one bedroom flat above the existing garage had been in existence for a continual period of time.

NOTED.

43.15 LAND AT CUTLERS PLACE

Members considered the information that Cllr Dover and the Clerk had provided regarding the recently fenced area of land at Cutlers Place and the subsequent removal of trees and vegetation.

Legal advice had been sought and the solicitor considered that there were a number of investigations that could be made. Cllr King was thanked for his offer to contact a builder who may have some knowledge of the owner.

RESOLVED that:

- (a) the Council's solicitor be instructed to investigate the surrounding title and act on the Council's behalf to prepare an action plan to try to deal with the adverse land possession.
- (b) the Clerk would keep the Chairman of Committee informed of progress and would monitor the legal costs. A limit of £1000 was agreed in the short term.

44.15 LOCAL GOVERNMENT BOUNDARY COMMISSION'S ELECTORAL REVIEW OF DORSET COUNTY COUNCIL

The LGBC was conducting a consultation on its draft recommendations for new electoral arrangements for Dorset County Council.

The Council had previously advised DCC that it considered no changes should be made to the County Division boundary for Colehill and Stapehill because the areas worked well together and there was community cohesion. (Minute 261.14)

RESOLVED that the LGBC be advised that the Council still considered no changes should be made. Highlighting that efforts had been made in other areas to keep communities together whereas Colehill was being split.

45.15 PUBLIC BENCHES

Members NOTED there were no faults to report. The bench at Lapwing Road was due to be repainted.

46.15 WAR MEMORIAL AND BUS STOP

Members NOTED there were no faults to report.

47.15 OLIVER'S PARK PLAY AREA AND ST MICHAEL'S DIRT

Members NOTED there were no faults to report at the Play Area and NOTED that St Michael's Dirt was very tidy and litter free and that the people working on the jumps had made the smaller jumps more pronounced to enable younger riders to practise. The bigger jumps were being maintained. Ollie Stewart, the rider leading the work, had contacted the Clerk to advise that he would provide a plan of the track and to advise that he would appreciate being present when the site was inspected in July by an inspector from the Play Inspection Company.

48.15 SPEED INDICATOR DEVICE

Cllr Johnson reported on the options involved with repairing the SID:

*Option (1) A new board, without radar was TDC1612 @ £934.87 + VAT
Option (2) install a second hand board into the unit at a cost of
1 hr labour & test @ £40.04 and the board @ -60% of new £373.95 + VAT
Both options had a return freight charge @ £25.53 + VAT and the
replacement board would be supplied with no guarantee or warranties.*

It was AGREED to defer the decision of repairing the SID until information could be sought from Holt Parish Council as they were purchasing a new one and would be able to advise on costs. Cllr Johnson would also discuss the matter with Rob Camp from DCC.

49.15 HIGHWAY MATTERS FOR REPORT

- (a) Ottokampf would be erecting the millennium map on Monday.
- (b) More black paint had been ordered for the finger post sign and the Clerk expected that the work was nearing completion.
- (c) Cllr Warren asked whether DCC could install a mirror at the junction with Long Lane and Smugglers Lane. Cllr Johnson considered that DCC would not install a mirror and Cllr Mitchell said that this junction was likely to change as part of the Bloor Homes' development.
- (d) DCC had sent a formal legal notice to the landowner at Wimborne Road/Greenhill Lane instructing him to remove the fence from the public highway.

50.15 ITEMS FOR DISCUSSION AND FUTURE AGENDA

- (a) EDDC would be holding a Planning training session on 10 June to introduce a new Planning IT system.
- (b) The Chief Executive of DAPTC was retiring.

The Meeting ended at 8.45pm.

CHAIRMAN