

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at the Memorial Hall on **11 AUGUST 2015** at **8.00pm**.

PRESENT

Cllr David Mitchell, Chairman
 Cllr John Warren, Vice-Chairman
 Cllrs Susan Cowsill, Tony Holloway, KD Johnson, Georgina O’Hagan, David Packer (R) and Emma Urquhart.

APOLOGIES

Cllrs Gary Adams and Peter Scriven.

IN ATTENDANCE

Mr G Baker attended to advise Members of his concerns about PA 3/15/0811/HOU (6 Beaucroft Road, Erection of single storey rear garden room).

Cllr Janet Dover attended to discuss the land at Cutlers Place and the new Planning IT system that EDDC was proposing.

Mrs T Paine – Clerk.

116.15 DECLARATIONS OF INTEREST

There were no declarations of interest.

117.15 PLANNING APPLICATIONS

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

PA NO	DEVELOPMENT PROPOSED
3/15/0436/HOU	64 Dales Drive Single storey rear extension. No objection.
3/15/0553/HOU	149 Cutlers Place Side Extension and monopitch roof added to existing porch and at front of garage. No objection.
3/15/0689/HOU	2 Allen View, Giddylake Rear/Side Extension. No objection.
3/15/0509/HOU	41 Cedar Drive Side extension to replace existing flat roof garage with new pitched roof garage. No objection.

3/15/0713/FUL	<p>One Stop Community Stores Ltd, 76 - 78 Dales Drive Two Storey Extension To Side And Single Storey extension at rear to retail premises with provision of two additional flats over.</p> <p>No objection.</p>
3/15/0718/HOU	<p>10 Whiteways Raise and Extend roof, two storey extension on the side (SW) elevation, single storey front extension. Works to include dormer window roof lights and rear balcony.</p> <p>No objection.</p>
3/15/0737/HOU	<p>117 Middlehill Road Formation of new vehicle access.</p> <p>No objection.</p>
3/15/0767/FUL	<p>Bytheway, Leigh Road Remove condition 5 to allow the use of the building for class B1 use (office) by occupiers other than Spetisbury Construction.</p> <p>No objection.</p>
3/15/0811/HOU	<p>6 Beaucroft Road Erection of single storey rear garden room.</p> <p>OBJECTION. In view of the size of the building and proximity to the boundary, it would be more neighbourly if it were moved further away from the boundary. The Council would like this application to go to EDDC Planning Committee if the officer's views are at variance to the Council's.</p>
3/15/0821/HOU	<p>5 Park Homer Drive First floor and ground floor extensions at rear of property. Removal of 3 small dormers and replace with one single dormer, re-roof with slates, internal alterations etc.</p> <p>No objection.</p>

118.15 PLANNING DECISIONS

The following applications had been APPROVED by EDDC:

PA NO	DEVELOPMENT PROPOSED
3/15/0452/HOU	3 Middlehill Road Retention of 10' x 6' potting shed and log store.

3/15/0617/HOU	45 Lonnen Road Amended scheme – Form new roof with accommodation therein, form new roof over existing conservatory.
3/15/0637/HOU	Tregarth, Furzehill Replacement porch (with a pitched roof).
3/15/0744/NMC	Colehill & Wimborne Youth and Community Centre, Colehill Lane Non material amendment to PA 3/11/0125 to add secondary fire escape (internal) with external escape door. Additional on-site fencing and pedestrian gates added for security, gates to park omitted (as unsuitable and impractical).

NOTED.

**119.15 TREE MATTERS
PERMISSIONS FOR TREE WORK**

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

ORDER	DETAILS
CO/10	Grant consent to fell Robinia at Patch Cottage, Giddylake.
CO/15	Grant consent to fell Scots Pine at 63 Lonnen Road.
CO/37 & CO/141	Grant consent to fell 2 Cypresses and 3 Sycamores and crown lift Oak at 48 Pilford Heath Road.
CO/52	Grant consent to fell 3 Leyland Cypresses at 88 and 86 Middlehill Road.
CO/128	Grant consent to crown reduce Maple at 10 Brackenhill Road.
T.15.271 CA AD	EDDC raises no objection to tree work at 424 Merrifield, which is within the Burts Hill/Merrifield Conservation Area.
T.15.375 CA BR	EDDC is considering an application to carry out tree work at Woodlands, Greenhill Close, which is within the Burts Hill/Merrifield Conservation Area.

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

CO/15	Refuse consent to fell 3 Silver Birches and 3 Scots Pines on land at Cutlers Place, adjacent to flats at 215 Cutlers Place.
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NOTED.

120.15 CONSULTATIONS

Members NOTED that Bournemouth, Dorset and Poole Councils were consulting on the Draft Minerals Sites Plan (which included preferred sites for mineral extraction, an area of search for sand and gravel and further guidance on mineral site safeguarding) and the Draft Waste Plan (which contained the spatial strategy, vision, objectives, policies and site specific options to address the key waste management needs that have been identified).

121.15 JUNCTION WITH GREEN BOTTOM AND CANNON HILL ROAD

Members considered a resident's request that the Council support her request to DCC that yellow lines be painted on Cannon Hill Road.

RESOLVED that the resident be advised that the Council could not support the request for yellow lines on Cannon Hill Road.

122.15 LAND AT CUTLERS PLACE

The Clerk advised that the EDDC Tree Officer had considered the request to include the younger trees in the blanket TPO and had concluded that the small Silver Birch and two Hollies were not worthy of a TPO. The Officer had explained that the Silver Birch was growing under mature trees and would always be suppressed by these trees and that the two individual Hollies close to the flats were in decline, evident by their thinning canopies. She also said that the Holly growing under the mature trees on site was not significant enough to form amenity value to warrant protection under a TPO. The Officer had confirmed that the TPO (CO/15) did extend onto the second section of land by the sub-station.

Cllr King said that his contact had confirmed that his family was not involved in developing Cutlers Place, but had sold an access strip from Jessopp Road. The Council's solicitor had been informed.

The Council's solicitor had advised that in order for the Council to claim an adverse possession it must be able to satisfy the following points:

1. It was in factual possession of the land.
2. It could show intention to possess the land.
3. Possession was without the owner's consent.
4. All of the above points had been true of the Council for the preceding 12 years.

The solicitor advised that neither the Council nor the other party had been in occupation of the land for the preceding 12 years and so presently neither could succeed in a claim for adverse possession.

The solicitor also advised against removing the fence.

The solicitor recommended that a formal approach be made to Scottish and Southern Energy with a request that they undertake a review of their title deeds to ascertain who their land was transferred from.

RESOLVED that:

- (a) Notices advising of the Council's intention to claim the land be put on the website and in the Stour and Avon Magazine.
- (b) The Council's solicitor be instructed to contact Scottish and Southern Energy.

- (c) The Council would start to manage and maintain the whole area of land by including the area in the Council's annual tree management work and arranging for vegetation to be cut back from pathways. (A map of the area of land is attached as Appendix 1 to these Minutes in the Minute book).
- (d) Cllr Dover would provide the evidence of DCC's and EDDC's management of this land over the previous years.
- (e) The Clerk would maintain a file so that all of the information could be collected and stored for the next 12 years.

123.15 EDDC PLANNING IT SYSTEM

Members discussed EDDC's proposal to stop providing paper copies of plans and put all of the applications on line.

Cllrs Cowsill and Dover advised that EDDC had not carried out an Equality Impact Assessment, had not carried out any consultation, had decided on a system that would exclude some Members and were considering charging Councils for paper copies. Cllr Cowsill said that she would write to the Chief Executive regarding these matters.

Cllr Johnson objected to the Council making anymore enquiries and considered that the Council should accept the changes. He asked that his comments be recorded in the Minutes.

RESOLVED that the Chairman write to the Chief Executive about the proposals.

124.15 PUBLIC BENCHES

Members NOTED that the two benches at Pilford Heath Road (corner at Middlehill Road and corner at Lapwing Road) had been repainted. There were no faults to report.

125.15 WAR MEMORIAL/BUS STOP

Members NOTED there were no faults to report.

126.15 PLAY AREA/ST MICHAEL'S DIRT

Members NOTED there were no faults to report at the Play Area.

Members NOTED that the inspection of St Michael's Dirt would be on 14 August. When the report was available the Council would meet with the riders.

127.15 SPEED INDICATOR DEVICE

Members NOTED the Speed Indicator Device information from Cllr Johnson. The costs of the equipment would be discussed at the Finance and General Purposes committee being held after this meeting.

128.15 HIGHWAY MATTERS FOR REPORT

- (a) DCC be advised of a hole in the road at 9 Mallard Road.
- (b) EDDC had been advised of development at 69 Pilford Heath Road.
- (c) DCC had been informed of a blocked gulley at 33 Middlehill Road.
- (d) DCC had been informed of an area of collapsed road at Northleigh Lane.
- (e) One of the small posts opposite the Co-op needed replacing.
- (f) Cllr Mitchell would raise the problem of residents tipping garden waste in wooded areas at his next meeting with EDEP.

129.15 ITEMS FOR DISCUSSION AND FUTURE AGENDA

- (a) PCSO Rosalinde Fricker had replaced PCSO Phillip King.
- (b) Susan Hetherington had replaced Pete Holland as DCC's Community Highways Officer. Susan had asked that all queries be logged on Dorset for You under "road issues".
- (c) Matt Reeks from EDDC had advised that the play area at Bytheway had been delayed because of issues with the supplier and the recent staff restructuring. Matt thought that the project would be installed and operational by the end of the year.
- (d) EDDC had advised that the Examiner's report on the Examination of the Draft Christchurch and East Dorset CIL Charging Schedules had been published and that the report recommended that the Draft Charging Schedules be approved without changes.
- (e) Cllr Holloway raised the problem of ragwort growing profusely on the verges and in the fields. Cllr Packer said that he would make enquiries with EDDC's Public Health to determine who could deal with this problem.

The Meeting ended at 8.55 pm

CHAIRMAN