

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at the Memorial Hall on **1 SEPTEMBER 2015**, at **7.20pm**.

PRESENT

Cllr David Mitchell, Chairman  
 Cllr John Warren, Vice-Chairman  
 Cllrs Gary Adams, Susan Cowsill, KD Johnson, Peter Scriven, Emma Urquhart and Barry Roberts (R).

APOLOGIES

Cllrs Tony Holloway and Georgina O’Hagan.

IN ATTENDANCE

Mr Gary Worsfold, Director of Scott Worsfold Associates Ltd, attended to speak about PA 3/15/0301/FUL – 58 Beaucroft Lane.  
 Mrs T Paine – Clerk.

**144.15 DECLARATIONS OF INTEREST**

Cllr Roberts advised that his planning appeal was listed in the Clerk’s Report.

**145.15 PLANNING APPLICATIONS**

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

<b>PA NO</b>	<b>DEVELOPMENT PROPOSED</b>
3/15/0301/FUL	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 as amended by plans received 20/07/2015 to lower the new dwellings; reduce their scale; reduce ridges of garages; increase separation distances.  No objection. The Council would like to ensure that any damage to the road surface during construction is minimal.
3/15/0661/HOU	45 Wimborne Road Rear first floor extension.  No objection.
3/15/0768/FUL	32 Park Homer Drive Demolish existing bungalow and construct two two/three storey houses with integral garages. Form new access.  No objection.
3/15/0780/HOU	Jeshilt, 424 Merrifield To add single storey extensions to existing cob cottage. Erect garage and garden room.  No objection.

3/15/0789/COU 3/15/0839/FUL	Land South of Parmiter Drive Construction of new football pitches with clubhouse. Stands, changing facilities and parking; 81 dwellings, allotments and teenage activity space with associated open space, landscaping and highways and change of use of agricultural land to SANG.  Comments for these applications were deferred until Highways and Plans on 22 September 2015.
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**146.15 PLANNING DECISIONS**

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

PA NO	DEVELOPMENT PROPOSED
3/15/0448/HOU	13 Hayes Lane Erect single storey front extension with pitched and tiled roof.
3/15/0553/HOU	149 Cutlers Place Side extension and monopitch roof added to existing porch and at front of garage.
3/15/0561/HOU	White Lodge, Colehill Lane Proposed rear/side extension.
3/15/0647/HOU	98 Lonnen Road Raise roof of bungalow to allow rooms in the roof with gable windows and side roof windows.
3/15/0689/HOU	2 Allen View, Giddylake Rear/side extension.

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

PA NO	DEVELOPMENT PROPOSED
3/15/0516/HOU*	67 The Vineries Timber boundary fence (retrospective).
3/15/0363/CLU	The Warren, Long Lane One bedroom flat above existing garage.

\* Decision not in accordance with Parish Council comments.

NOTED.

**147.15 TREE MATTERS  
PERMISSIONS FOR TREE WORK**

EDDC had raised no objection to tree surgery work as follows:

ORDER	DETAILS
CA: 203.7	Fell Thuja (T1) to ground level as it is unsuitable for a TPO at Woodlands, Greenhill Close.

NOTED.

**148.15 APPEAL DECISION**

APP/U1240/D/15/3009085 – Mr B Roberts

Raising the height of the boundary wall at 19 Wimborne Road West. The Planning Inspectorate had dismissed the Appeal.

NOTED.

**149.15 NEW LITTER BIN – CORNER OF GREENHILL LANE AND WIMBORNE ROAD**

Cllr Johnson highlighted the requirement for a litter bin on the corner of Greenhill Lane and Wimborne Road. He explained that residents walking away from Wimborne could use the bin located at the bottom of Rowlands Hill, but that there was no further bin until they reached Colehill Lane (Five Ways junction). Then there were litter bins outside St Michael's Church, opposite the Co-op and just before the three shops on Middlehill Road. Cllr Johnson said that there was a rarely used bin in the car park at the three shops that Dorset Waste Partnership could possibly relocate to the corner of Greenhill Lane.

RESOLVED that Dorset Waste Partnership be asked to provide a litter bin on the corner of Greenhill lane and Wimborne Road and that they be advised that they could possibly relocate the bin that was at the three shops.

**150.15 SITE AT WIMBORNE ROAD WEST (ALL SAINTS CHURCH)**

Members NOTED that this area of land had recently been sold to a developer.

**151.15 LAND AT CUTLERS PLACE**

EDDC had provided a copy of their Planning Enforcement Policy. The Policy stated that irreparable harm being caused by unauthorised work to a tree protected by a TPO was classed as Grade 1 priority complaint, which meant that officers would endeavour to carry out an initial investigation and site visit, if not immediately, as soon as possible within 2 working days.

The Policy also stated that a breach of planning control becomes immune from enforcement action if no action had been taken to resolve the breach within the time limits set out in the Town and Country Planning Act.

These were:

- Within 4 years if substantial completion of a breach of operational development.
- Within 4 years for an unauthorised change of use to a single dwelling house.
- Within 10 years for any breach of planning control which includes other changes of use and non-compliance with planning conditions.

The Clerk advised that no further information had been received from the solicitor and the Council's insurance broker had confirmed that the Council's public liability insurance covered land that was either owned by the Council or was the Council's responsibility to maintain. Should someone be injured due to the negligence of the Council then any claim would be dealt with by the insurance company.

Notices advising that the Council would oppose any attempt to obtain adverse possession of the land had been put on the website and would be going in the Stour and Avon Magazine.

The land had been added to the annual tree inspection programme and quotations were being sought so that the inspection could be carried out as soon as possible.

**152.15 EDDC PLANNING IT SYSTEM**

Members NOTED that the Chairman of Council had written to EDDC's Chief Executive regarding the withdrawal of paper copies. The Chairman advised on the response that had been received.

The Clerk would find out how much EDDC planned to charge for paper copies and also contact the other parish and town councils to determine whether they were going ahead with the new system. Members agreed to discuss this item further at the Council meeting on 8 September.

**153.15 PUBLIC BENCHES**

Members NOTED there were no faults to report.

**154.15 WAR MEMORIAL/BUS STOP**

Members NOTED there were no faults to report.

**155.15 PLAY AREA AND ST MICHAEL'S DIRT**

Members NOTED the annual inspection report had highlighted low risk or very low risk matters. Arrangements would be made for the work required to be carried out.

St Michael's Dirt had also been inspected and this report had highlighted moderate risk, low risk and very low risk matters. Discussions regarding the track were ongoing with the BMX riders.

**156.15 SPEED INDICATOR DEVICE**

Members NOTED that expenditure for the Speed Indicator Device would be discussed at Council on 8 September. It was also NOTED that Wimborne Road West could also be considered as an appropriate road to monitor. Although DCC would need to advise on this as it was a 40mph zone.

**157.15 HIGHWAY MATTERS FOR REPORT**

- (a) Cllr Johnson had advised DCC about the flooding issue at Middlehill Road opposite the pharmacy.
- (b) DCC be advised of a collapsed area of the road at the junction of Jessopp Road and Hayes Lane (approximately 10m from the drain).

**158.15 ITEMS FOR DISCUSSION AND FUTURE AGENDA**

Cllr Urquhart asked that Remembrance Sunday be discussed at the next Council meeting.

The Meeting ended at 8.30pm.

CHAIRMAN