

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at COLEHILL MEMORIAL HALL on **15 AUGUST 2017**, at **7.15pm**.

PRESENT

Cllr Emma Urquhart, Chairman
 Cllr Ian Dickins, Vice-Chairman
 Cllrs Gary Adams, Susan Cowsill, Charlotte Greening, KD Johnson, Helen Lawrence and David Mitchell.

APOLOGIES

Cllrs Tony Holloway and David Packer (R).

IN ATTENDANCE

Mrs T Paine – Clerk.

Four residents attended to listen to the discussion on the PAs at 17 Beaucroft Lane and at Higher Honeybrook Granary, Higher Honeybrook Farm.

116.17 DECLARATIONS OF INTEREST

There were no declarations of interest.

117.17 PLANNING APPLICATIONS

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

PA No	Development Proposed
3/17/1361/FUL	Higher Honeybrook Granary Higher Honeybrook Farm, Cranborne Road Change of use from B1 storage to A3 Tea Room and A1 Farm Shop with single storey extension ancillary to the A3 use. No objection.
3/17/1362/LB	Higher Honeybrook Granary, Higher Honeybrook Farm, Cranborne Road Listed building consent to change use of farm to a tea room and farm shop, including extension for toilet and kitchen. No objection.
3/17/1514/HOU	53 Cedar Drive Erect two storey extension following demolition of Conservatory. Objection. The Council considers that the development is out of character with the area and also supports the neighbours' objections.

3/17/1634/FUL	<p>19 Fryers Copse Sever plot to form additional two bedroomed semi-detached dwelling.</p> <p>Objection. The Council considers that the development is inappropriate overdevelopment for the area. The north/north east Dormer window will overlook the gardens of the properties at 42 and 44 Canford Bottom. The raised lifted roofline is also unacceptable.</p>
3/17/1703/HOU	<p>33 Cutlers Place Removal of existing raised timber decking and replacement with raised patio to enable essential access to outside space for disabled person.</p> <p>No objection.</p>
3/17/1851/HOU	<p>39 The Vineries Single storey side extension to utility room and rear covered outdoor area.</p> <p>No objection.</p>
3/17/1861/HOU	<p>13 Park Homer Drive Extension of existing roof terrace to split level property converting an existing conservatory into habitable space.</p> <p>No objection.</p>
3/17/1820/HOU	<p>15 Dales Drive Hip to gable loft conversion plus loft room - including side dormer and roof lights.</p> <p>Objection. The Council supports the neighbours' comments regarding being overlooked by the Dormer window and regarding the proportions of the Dormer window.</p>
3/17/1927/CONDR	<p>Fir Tree Cottage 17 Beaucroft Road Variation of Condition 2 of approved Application 3/13/0793/HOU to take into consideration the newly submitted drawings 'PLoo3 Rev C.</p> <p>No objection.</p>
3/17/0162/FUL	<p>20 Hayes Close Erect 4 bedroomed house. Demolish attached garage as amended.</p> <p>Objection on the grounds of overdevelopment. (<i>Comment made under delegated powers</i>).</p>

Under delegated powers the following statement had been sent to EDDC: The amendments proposed protecting the two trees goes some way towards meeting the concerns of the Parish Council. Subject to any slight alterations that Dorset County Highways might impose we would like to take advantage of the meeting with EDDC and Bloor Homes on the 17th August to clarify minor issues. Thus we would ask you to take account of the original issues raised if it goes before the Planning Committee on the 16th August, but noting that the amendment has largely covered our concerns.

3/17/1390/RM

Land to the west and east of Cranborne Road

Reserved matters for the main access junctions, spine road and school access road, foul water pumping station and associated infrastructure to serve urban development off Cranborne Road approved by application 3/14/0016/OUT.

3/17/1389/RM

Land to the east of Cranborne Road

Reserved matters details (following approval of 3/14/0016/OUT) for the first phase of development off Cranborne Road comprising: the construction of 318 residential dwellings; public open space; vehicular, cycle and pedestrian access; access for the proposed first school; landscape planting; surface water attenuation features; foul water pumping station and associated infrastructure.

118.17

PLANNING DECISIONS

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

PA No	Development Proposed
3/16/2321/FUL*	66 Hayes Lane Erection of 3 no 3 bed Bungalows, 1 no 4 Bed chalet Bungalow and 1 no 4 Bed House following demolition of existing dwelling. As amended by plans rec'd 1/12/16 to move the 4 bed house further to the SW, deletion of bin store in the access road (area formed to store bins on collection day in lieu), reduction in ridge height of the bungalow nearest 64 Hayes Lane and 3 bedrooms for the chalet bungalow in lieu of 4; by plans rec'd 3/4/17 to reduce the height of the detached house, and by plans rec'd 6/4/17 to reduce the height of the bungalows.
3/17/1511/CLP	29 Hayes Lane Erect porch.
3/17/1142/HOU	9 Kyrchil Lane Single storey rear extension to existing chalet bungalow.
3/17/1166/HOU	129 Middlehill Road Enlargement of roof space for further habitable accommodation. Installation of dormer to rear elevation.
3/17/1258/HOU	36 Beaucroft Lane Erection of single storey extension on raised terrace at rear of dwelling.
3/17/1223/FUL	R/O 103 Wimborne Road West Erect 1 No. 2 bedroom dwelling house.

3/16/2996/HOU*	29 The Vineries Two storey side and rear extensions to include raising of the ridge and form rooms in roof space (as amended by plans rec'd 4/5/17 to omit two storey side extension and reduce width of rear dormer window).
3/17/1500/HOU	1 Hounds Way Single storey side extension.
3/17/1397/HOU	Tapiola, Marianne Road Retention of single storey side extension (revised scheme).

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

3/17/1036/HOU*	11 Middlehill Road Erect a first floor extension with pitched roof (vaulted ceilings) on existing brick piers of over existing car parking area.
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**Decision not in accordance with Parish Council comments*

NOTED.

119.17 **SMUGGLERS LANE – TEMPORARY ROAD CLOSURE**

Members NOTED that DCC was implementing a temporary road closure on Smugglers Lane between 12 October 2017 and 16 October 2017. It was proposed that Smugglers Lane would be closed between the hours of 09:00 and 16:00 daily, but would be reopened at night and at weekends. This was to enable DCC to carry out carriageway maintenance.

120.17 **ROTARY CLOSE**

Members considered a resident's request that DCC be asked to install new signage and road markings at Rotary Close. It was decided that Aster Homes were unlikely to permit marked bays for the residents and that DCC was unlikely to put up any new signage, however it was possible that DCC would agree to marking out parking bays to create more considerate parking.

Members AGREED that, rather than submit a separate request to DCC for parking improvements, this matter would be included as part of the traffic proposals for Colehill that were due to be discussed with the DCC Community Highways Officer.

121.17 **WIMBORNE ROAD**

Members NOTED the email from DCC Highways explaining that, due to physical constraints and safety implications, increasing parking capacity at the layby at Wimborne Road was not possible. DCC Highways had advised that as the parking issues were created by the school, any resolution was between the school and the DCC Premises Team for Children's Services. The Clerk had contacted the Manager of the Premises Team and was waiting to hear what plans were being considered to try to find a solution to the staff parking problems.

It was AGREED that the Clerk would contact Wilts and Dorset to discuss whether the congestion caused the bus drivers any concerns. She would also advise a local architect of DCC Highways' response as he had provided a plan to improve the situation.

122.17 PUBLIC BENCHES

Members NOTED there were no faults to report.

123.17 WAR MEMORIAL/BUS STOP

Members NOTED there were no faults to report.

124.17 PLAY AREA/ST MICHAEL'S DIRT

Members NOTED there were no faults to report.

125.17 SPEED INDICATOR DEVICE

Members NOTED that the Speed Indicator Device was located close to the One Stop Shop.

126.17 HIGHWAY MATTERS FOR REPORT

- (a) Work had started on slurry sealing the pavements at Mallard Road.
- (b) BT to be asked to speed up the removal of the telephone box opposite the Co-op as youths were climbing on it late at night.

The Meeting ended at 8.15pm.

CHAIRMAN