

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at COLEHILL MEMORIAL HALL on **27 FEBRUARY 2018**, at **7.15pm**.

PRESENT

Cllr Emma Urquhart, Chairman  
 Cllrs Gary Adams, Susan Cowsill, Charlotte Greening, Tony Holloway, KD Johnson, David Mitchell, David Packer (R)\*, Emma Urquhart and Jeff Webb.

APOLOGIES

Cllrs Ian Dickins, Helen Lawrence, Peter Scriven.  
 \*(Cllr Packer replaced Cllr Scriven as the Rota Member)

IN ATTENDANCE

Mrs T Paine – Clerk.  
 Two residents attended to speak about PA 3/17/3365/FUL – 66 Hayes Lane

**377.18 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**378.18 PLANNING APPLICATIONS**

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

PA No	Development Proposed
3/18/0054/RM	<p>Land to the east of Cranborne Road, Wimborne Reserved matters details (following approval of 3/14/0016/OUT) for the second phase of development off Cranborne Road comprising: the construction of 254 plots (phase 1B plots 65-318), 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 (as amended by plans rec'd 16.2.18)</p> <p>No objection.</p>

*Members noted the affordable housing information from Cllr Lawrence:*

*Bloor Homes are building 254 properties on this site with 81 properties deemed "affordable" housing. These plots are highlighted on the Amendments Map and labelled affordable housing.*

*The 81 properties comprise of four blocks of flats labelled A,B,C and D.*

*Block A has 6x1 bed, 1x1 bed plus extras and 2x2 beds.*

*Block B has 4x1 bed, 1x1bed plus extras and 3x2beds.*

*Block C has 9x1 bed, 2x1bed plus extras and 4x2 beds.*

*Block D has 8x1bed, 1x1 bed plus extras and 4x2 beds.*

*All of these flats will be socially rented accommodation.*

*There is also a mix of houses:*

*16 x2bed houses, 18x3bed houses, 2x4bed houses*

*All of these properties will be available for "shared ownership".*

*This all equates to 31.88% affordable, a great improvement when compared to the development on the west side.*

<p>3/18/0279/HOU</p>	<p>Spectrum, 32B Beaucroft Lane Retrospective application for studio, store, deck and balcony and parking/turning area</p> <p>Objection. The Council objects because this application contravenes the original condition that the developer had to apply for planning permission before any further development (Condition No 1).</p> <p>If permission is granted then the Council would like for the original conditions to be part of any new planning permission and all of the conditions acted upon.</p> <p>Three conditions in particular (Nos 2b, 3 and 6) have not been acted upon and the Council would like EDDC to investigate this matter.</p> <p><i>Cllr Johnson asked that it be noted in the Minutes that in order to find out information on the conditions for PA 3/18/0279/HOU, he had needed to access the internet. As there was no Wi-Fi at the Memorial Hall, this was only possible because he had his own personal internet access.</i></p>
<p>3/18/0037/HOU</p>	<p>145 Middlehill Road Extension to first floor rear and rooms in roof with increase in height of roof</p> <p>No objection.</p>
<p>3/17/3365/FUL</p>	<p>66 Hayes Lane Demolition of existing single dwelling and replacement with 3 detached bungalows, 1 detached chalet bungalow and 1 detached house, with private parking. Access from Hayes Lane. (amended scheme to that approved under Planning Permission 3/16/2321/FUL)</p> <p>No objection.</p>
<p>3/18/0166/FUL</p>	<p>44 Highland Road Erect Replacement Dwelling and Garage.</p> <p>No objection, however the Council would like the following matters to be considered:</p> <p>(a) The developer should prepare a method statement prior to commencing the works to explain how any damage to the lane will be repaired.</p> <p>(b) The start and finish times (8.30 start to 16.30 finish), as requested by residents, should be enforced.</p> <p>(c) The developer should not use driven piling. Any piling work should be undertaken by auger or drilled piling to ensure that there is no risk to the structures of the neighbouring properties.</p>

**379.18 PLANNING DECISIONS**

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

<b>PA No</b>	<b>Development Proposed</b>
3/17/3412/HOU	Fairfield House, Leigh Lane Decking and paving to external pool (part retrospective).
3/17/2868/DCC	New Wimborne First School, Burts Hill New Wimborne First School building (15 classrooms) with hall, meeting rooms, specialist teaching rooms and associated landscape works.
3/17/3481/HOU	17 Quarry Road Single storey front extension.
3/17/3500/HOU	7 The Vineries Conversion of existing integral garage into habitable room, alterations to entrance porch and conservatory.
3/17/2459/HOU	31 Beaucroft Lane Two storey rear lower ground and ground floor flat roof extension with terrace (remove conservatory and patio). Extend existing first floor balcony over new extension. Internal and external alterations.
3/17/3500/HOU	7 The Vineries Conversion of existing integral garage into habitable room, alterations to entrance porch and conservatory.

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

<b>PA No</b>	<b>Development Proposed</b>
3/17/3616/HOU	15 Sandy Lane Front and rear extensions. Raise roof to provide additional accommodation to include formation of front and rear gables and dormers (Re-submission of 3/17/2549/HOU)

NOTED.

**380.18 TREE MATTERS  
PERMISSIONS FOR TREE WORK**

EDDC had granted permission for tree surgery work as follows:

<b>Order</b>	<b>Details</b>
3/18/0208/TTPO	68 Beaucroft Lane - T 1 - Oak - Fell to ground level, T 2 - Oak - Fell to ground level.
3/17/3628/TTPO	6A Jessopp Road - T1 Oak - Crown thin by up to 20% and selective removal of approximately 10% of smaller regrowth stems from original pollard points.
3/18/0365/TCA	Triangle Wood and Kyrchil Corner - T6 Oak - Remove broken branch, T9 Oak – Fell.
3/18/0366/TTPO	Coombes Wood and Merrifield Corner - T1 Rowan & T4 Oak - Fell to ground level.

3/18/0024/TTPO	17 Highland Road - T1 Macrocarpa - Remove dead central stem; prune side canopy overhanging No. 17 by up to 1.5m; prune side canopy overhanging No. 19 to provide a 2m clearance of the building.
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NOTED.

**381.18 STREET LIGHTING**

The Members NOTED that SSE Enterprise Lighting had advised that they were returning to complete phase 2 of the street lighting replacements in Bridle Way, Canford View Drive, Colehill Lane, Colt Close, Fryers Copse, Hunter Close, Merrifield, Stapehill Crescent, Suffolk Close, Summerfield Close, Willow Drive and Wood View. All of the residents affected would be written to before the work started.

**382.18 STREET NAMING AND NUMBERING**

The Members NOTED the road names that the developer had suggested for the development at Cranborne Road. EDDC had advised that if the Council had any alternative suggestions then they should be sent to Wimborne Minster Town Council for consideration.

Cllr Urquhart suggested Flint Lane and Roundhouse Lane because when she had attended the archaeological dig at the site, the archaeologist had shown examples of the flint tools that had been found and had said that roundhouses would have been built on the site.

**383.18 TRAFFIC DATA - OLIVERS ROAD**

The Members considered the results of the DCC traffic data that had been collected at Olivers Road and AGREED that the results would not warrant DCC taking any action, however the Clerk would forward the data to the Police for information.

*The data is available on electronic file: Speed Data DCC.*

**384.18 TRAFFIC DATA – MIDDLEHILL ROAD**

The Members considered the results of the DCC traffic data that had been collected at Middlehill Road and AGREED that the results would be forwarded to the Police and DCC. Cllr Johnson agreed to investigate what the past figures were to see whether there had been an increase in traffic.

The data would be kept safe to enable comparisons to be made once the Cranborne Road development had been built.

*The data is available on electronic file: Speed Data DCC.*

**385.18 PUBLIC BENCHES**

Members NOTED there were no faults to report.

**386.18 WAR MEMORIAL/BUS STOP**

Members NOTED there were no faults to report.

**387.18 PLAY AREA/ST MICHAEL'S DIRT**

Members NOTED there were no faults to report.

**388.18 SPEED INDICATOR DEVICE**

Members NOTED that the Speed Indicator Device was located at Grange.

**389.18 HIGHWAY MATTERS FOR REPORT**

- (a) DCC would be ordering the no cycling signs for the pathway at Ashmeads Way in the 2018/19 financial year.
- (b) The dip at Hayes Lane had been temporarily patched.

**390.18 ITEMS FOR DISCUSSION AND FUTURE AGENDA**

- (a) Southern Gas Network had completed the gas pipe installation work.
- (b) DCC to be asked whether any slurry pavement work was due to be carried out on the pavements at the "birds" estate.
- (c) Purchasing a third litter bin for opposite the Co-op to be discussed at a future meeting.

The Meeting ended at 8.15pm.

CHAIRMAN