

At the Council Meeting of **COLEHILL PARISH COUNCIL** held at COLEHILL VILLAGE HALL on **7th October 2025**, at **7.15pm**.

PRESENT

Cllr Clare Davison Chair

Cllr KD Johnson, Vice-Chair

Cllrs Carol Butter, Susan Cowsill, Ann Edwards, , Patricia Gray, Mark Keniston, Ken Murgatroyd, Richard Palmer and Andy Todd and Emma Urquhart

APOLOGIES

Cllrs Nigel Bridle, Patricia Gray and Leslie Gibson – It was RESOLVED to accept the reasons for the apologies.

IN ATTENDANCE

Mrs Z Caddy – Clerk. Ms E Cross – Deputy Clerk.

Dorset Councillor Jindy Atwal. 6 members of the public.

136.25 DECLARATIONS OF INTEREST

Cllr Johnson declared a disclosable non-pecuniary interest in agenda item 11 as the Chair of DAPTC.

There were no declarations of interest.

137.25 PUBLIC PARTICIPATION

4 members of the public attended to make representation in connection with various items.

Agenda item 17 (Local Plan submission) was moved to the start of the meeting to accommodate members of the public, at the discretion of the Chair as per Standing Order 1a.

138.25 LOCAL PLAN SUBMISSION

The submission that the Council will make in connection with the Local Plan consultation was RESOLVED.

This appears at Appendix 1 to these Minutes in the Minute Book and will be published on our website.

139.25 CHAIR'S REMARKS

The Chair attended the woodland burial site for the opening of a new garden for the burial of infants which was opened by the Mayor of Wimborne.

The Chair also attended a local meeting in connection with thefts from local shops.

Thanks to Cllr Urquhart and Cllr Edwards for doing the Daffodil bulb distribution at the Scouts Jumble Sale.

Discussions are ongoing with the Cricket Club in connection with setting up a junior cricket league.

140.25 DORSET COUNCILLOR REPORT

1 arrest for shoplifting which resulted in a conviction due to a prosecution strategy.

There is no expectation that the Pharmacy will be leaving Colehill.
Ward Councillors are impressed with the Local Plan Working Group recommendation.

St Catherines is going to become a referral unit for children permanently excluded from school.

141.25 MINUTES

The Minutes of the Council Meeting held on 15th July were submitted.

RESOLVED that the Minutes be approved and signed.

142.25 MATTERS ARISING ON THE MINUTES

There are no matters arising.

143.25 COMMITTEE MINUTES

- (a) HIGHWAYS PLANS & THE ENVIRONMENT – 26th August 2025
The report of the Meeting was submitted.

RESOLVED that the report be approved and adopted.

- (b) FINANCE AND GENERAL PURPOSES – 26th August 2025
The report of the Meeting was submitted.

RESOLVED that the report be approved and adopted.

- (c) HIGHWAYS PLANS & THE ENVIRONMENT – 4th August 2025
The report of the Meeting was submitted.

RESOLVED that the report be approved and adopted.

- (d) HIGHWAYS PLANS & THE ENVIRONMENT – 16th September 2025
The report of the Meeting was submitted.

RESOLVED that the report be approved and adopted.

144.25 GOVERNANCE AND RISK ASSESSMENT DOCUMENTS

Members reviewed the following documents:

1. Policies:
(a) Community Engagement Policy
(b) Health & Safety Policy
(c) Expenses Policy

RESOLVED that the documents listed above be approved/adopted with no amendments and published online.

145.25 PLANNING APPLICATIONS

From the applications currently listed on www.colehill.gov.uk, members reviewed and discussed the following - comments were recorded as follows:

PA No	Development Proposed
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P/HOU/2025/05431	Location: 60 Lonnen Road, Colehill, Dorset, BH21 7AX Proposal: Erect Single storey side extension No comment
P/HOU/2025/05479	Location: 120 Lonnen Road, Colehill, Dorset, BH21 7AZ Proposal: Erect single storey front extension, alterations and solar panels Comment - Construction method statement to ensure Wood View and Pilford Lane are not obstructed during the works.
P/HOU/2025/05559	Location: 37 Highland Road, Wimborne Minster, Dorset, BH21 2QL Proposal: Single and two storey extension to the rear, internal alterations, demolish garage and build new garage with office above No comment
P/VOC/2025/05547	Location: 83 The Vineries, Colehill, Dorset, BH21 2PY Proposal: Extension to front and rear of property (with variation to condition 2 of planning permission P/HOU/2022/05649 to build an extra one metre to rear of property and install three roof windows to west facing roof. No comment
P/HOU/2025/05545	Location: 50 Martindale Avenue, Colehill, Dorset, BH21 2LF Proposal: Erect rear extension, convert part of garage and create porch. No site notice – no comment.
P/OUT/2025/01997	Location: Land Off Birchdale Road, Wimborne Minster, Dorset, BH21 1HU Proposal: Outline planning application for proposed residential development together with open space and associated works (all matters reserved save for means of access) OBJECTION - Under the Government's Guidance on Green Belt, updated 27/2/25, this site makes a STRONG contribution to Green Belt purpose b and should not be released. It is one of the few remaining sites forming the green corridor between Wimborne and Colehill. NPPF 143 states that purpose b of Green Belt is to prevent neighbouring towns merging into one another. NPPF 146 says land should not be released if that would undermine the purposes of the remaining Green Belt.

	We are concerned about the risk of flooding to this site as it forms part of the southern escarpment to Colehill, is subject to significant surface water run-off and has flooding noted. NPPF 170 says inappropriate development should be avoided in areas at risk of flooding. Surface water runs off housing developments much more quickly than from undeveloped land. Replacing undeveloped land with hard surfaces is already a major cause of flash flooding in the local vicinity and of more frequent and higher flooding episodes further down the surface water management system, and we are concerned that this would occur at this site. The proposed development is in an area of the site that is very significantly sloping, which will exacerbate the run off issues. We are concerned about the ecological impact of any development. The northeast part lies within the Existing Ecological Network, and much of the site lies within the Higher Potential Ecological Network, forming part of the green corridor which stretches from Holt Heath to the Stour. The site has not been used for agriculture for a long time and is of high biodiversity and ecological value. The site contains protected species. We are concerned about the lack of sustainable transport options for this area. The road access to the site would presumably be a single access via Birchdale Road, which leads steeply up towards the high ground of Colehill. Access to shops and schools would mostly be via vehicle.
P/HOU/2025/05704	Location: 56 Highland Road, Colehill, Dorset, BH21 2QN Proposal: Erect sliding wooden entrance gates and replanting of native hedge. No comment
P/HOU/2025/05459	Location: 4 Hayeswood Road, Colehill, Dorset, BH21 2LL Proposal: Erect ground floor extension to the rear and side of the property. Alter existing roof dormers and front entrance porch Objection -This applications fails to provide enough parking as calculated on the Dorset Council car parking calculator. The application, in extending the property is also removing a valuable 3 bedroom home from the housing stock within Colehill.
P/HOU/2025/05823	Location: 39 The Vineries, Colehill, Dorset, BH21 2PX Proposal: Erect two storey extension to front (east)

	elevation and first floor dormer window (substituting rooflights) to west/rear elevation. Insert high-level rooflight (south elevation) to the proposed extension
	No comment

146.25 DEVOLUTION DORSET

It was RESOLVED to allow three persons to attend on our behalf including Cllr Johnson.

147.25 DELEGATED DECISIONS

The following decisions taken under the scheme of delegation were AGREED and NOTED:

To note the following decisions taken under delegated powers:

Oliver's Park play bark installation - £1,480 (+ reclaimable VAT)

Daffodil bulb giveaway (page 6 of Council annual plan) at Scouting Jumble Sale

- £37:49 (+ 7:12 reclaimable VAT) paper bags £4:79 (+96p reclaimable VAT)

and £30 donation to the Scouts.

Churchmoor Copse path and Centenary bush cut back - £240.00

148.25 9:15pm – It was RESOLVED to suspend the Standing Orders to enable to meeting to continue past the two hours.**149.25 INSURANCE**

It was RESOLVED to renew our insurance at a cost of £2,770.52

150.25 INTERNAL AUDITOR

Various quotes were examined and it was RESOLVED to appoint Jane Stacey

And it was NOTED that no Cllr has any association to her.

151.25 BENCH REPLACEMENT

It was RESOLVED to purchase a new bench from David Ogilvie at a cost of 1,140 + recoverable VAT, delivery of £195+VAT and installation of £449.44 to be installed opposite the library

152.25 CONVERSION OF THE COUNCIL TO A TOWN COUNCIL

It was RESOLVED to form a working party to investigate the implications of converting from a Parish Council to a Town Council, the Terms of Reference and initial members were further RESOLVED. The Terms of Reference will be published online and initial members are Cllrs Gibson, KD, Clare and Carol.

153.25 ACCOUNTS FOR PAYMENT

RESOLVED that the accounts listed in Appendix 2 to these Minutes in the Minute Book be passed for payment and bank transfers actioned accordingly.

154.25 REPORTS

Members NOTED the following information:

- (a) Draft notes/minutes from the Joint Julian's Bridge Working Group meeting on 10th July 2025.

- (b) Minutes from the Village Hall Management Committee meeting on 22nd September 2025.

The report(s) appear as Appendix 3 to these Minutes in the Minute Book.

155.25 ITEMS FOR INFORMATION AND CLOSE OF MEETING

The Meeting ended at 9:48 pm.

CHAIR