

At a Meeting of the **HIGHWAYS PLANS & THE ENVIRONMENT COMMITTEE** of COLEHILL PARISH COUNCIL held at COLEHILL & WIMBORNE YOUTH & COMMUNITY CENTRE on **11TH November 2025**, at **7:15pm**.

PRESENT

Cllr Richard Palmer, Chair

Cllr Susan Cowsill, Vice-Chair

Cllrs Nigel Bridle, Clare Davison, Ann Edwards, Leslie Gibson, Patricia Gray, KD Johnson, Ken Murgatroyd and Andy Todd

APOLOGIES

No apologies.

IN ATTENDANCE

Mrs Z Caddy– Clerk. Cllrs Butter and Urquhart. 11 members of the public.

184.25 DECLARATIONS OF INTEREST

There were no declarations of interest.

185.25 STANDING ORDERS

It was RESOLVED to Suspend the Standing Orders to enable application P/FUL/2025/06295 to be discussed again following further information coming to light.

Cllr Johnson arrived at 7:25pm.

186.25 PUBLIC DISCUSSION PERIOD

7 members of the public made representations in connection with application P/FUL/2025/06295

187.25 MINUTES

The Minutes of the Meeting held on 28th October 2025, having been circulated, were taken as read, confirmed and signed.

188.25 MATTERS ARISING ON THE MINUTES

There were no matters arising.

189.25 PLANNING APPLICATIONS

From the applications currently listed on www.colehill.gov.uk no members of the public have requested that any are discussed. Members did review and discuss the following and comments were recorded as follows:

PA NO	ADDRESS & DEVELOPMENT PROPOSED
P/FUL/2025/06295	10 Weston Road, Colehill, Dorset, BH21 2SF Proposal: Erect single storey rear extension & bin store, demolish existing garage and conservatory. Change of use of residential property (Use Class C3) to pharmacy (Use Class E).

	<p>COMMENT - Colehill Parish Council supports the continuity of Pharmacy services within Colehill but has some comments over the current application, those being:</p> <ol style="list-style-type: none"> 1 Dismay at losing a three bedroomed residential home in Colehill 2 Concern over signage including fluorescent lights 3 Concern over the suitability of a party wall between this property and the dwelling attached which obviously is residential. 4 Members are unhappy about a petition to 'save the Pharmacy' being included at Appendix 5 being used to appear to show support for this particular application. 5 Requesting a restriction on the use of this building in Class E (e) to ensure it remains solely a Pharmacy and not an automatic conversion to a different business with Class E 6 Highway Safety and Parking Provision - The proposed development appears to provide insufficient on-site parking relative to its intended use, which may lead to overspill parking, based on adopted parking standards, on surrounding roads and compromise highway safety. This concern relates to Policy KS11 (Transport and Development) and Policy KS12 (Parking Provision) of the Christchurch & East Dorset Local Plan, which require development to provide safe access and adequate parking in line with adopted standards. It also aligns with NPPF paragraph 111, which states that development should ensure safe and suitable access for all users. <p>Impact on Local Character and Residential Amenity - Introducing a Class E use within a predominantly low-density residential area risks altering the established character and could lead to increased noise, traffic, and activity levels, contrary to Policy HE2 (Design of New Development), which seeks to protect local character and amenity. These principles were previously embedded in Policy DES8 (Residential Amenity) and remain relevant through HE2 and national guidance. We suggest access could be from Middlehill Road alleviating traffic entering Weston Road – this is of course subject to Dorset Council Highway agreement for vehicles and pedestrians to cross the grass verge/dropped kerb installation and Colehill Parish Council relocating their public bench.</p> <p>Additional clarification - Based on adopted parking and design standards, the Parish Council considers that the proposed use may intensify activity beyond what is typical for the area, potentially undermining the established residential character. This is also supported</p>
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	by NPPF paragraph 130, which requires development to be sympathetic to local character and maintain a high standard of amenity for existing and future users.
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190.25 PLANNING DECISIONS

P/HOU/2025/05704 Granted	Location: 56 Highland Road, Colehill, Dorset, BH21 2QN Proposal: Erect sliding wooden entrance gates and replanting of native hedge.
P/HOU/2025/05431 Granted	Location: 60 Lonnen Road, Colehill, Dorset, BH21 7AX Proposal: Erect Single storey side extension
P/VOC/2025/03341 Withdrawn	Location: Quarterjack Park Development Leigh Road Wimborne Minster BH21 2DA Proposal: Approval of reserved matters application in respect of appearance, layout scale and landscaping (including pumping station and SUD's) following outline planning application 3/15/0789/COU for residential development of 305 dwellings with associated roads, parking, turning and amenity areas; provision of local centre; provision of public open space and landscaped areas at Land at Park Farm, Leigh Road, Wimborne, Dorset, BH21 2DA (without compliance of Condition 1 substitute the plans from the approved ones)

191.25 HAYES LANE BUS STOPS

It was RESOLVED to give support to Dorset Council in connection with their installation of hardstanding/curbing and timetable posts at several stops in Hayes Lane.

The suggested joint project discussion was DEFERRED. (To further discuss the notion of a joint project with Dorset Council for shelters and benches in the same locations.)

192.25 OLIVER'S PARK/ST MICHAELS DIRT

Members NOTED there were no faults to report.

193.25 SID

Members NOTED that the SID data reported by Cllrs Gibson and Johnson.

194.25 GRIT BINS

Members NOTED there were no faults to report.

Ashmeads Close bin needs replacing – Dorset Council were dealing.

195.25 HIGHWAY MATTERS FOR REPORT

- (a) KD reported a sunken gully near the slops has been repaired.
- (b) Fingerpost opposite Co-op had been damaged and Cllr Johnson is dealing with that plus the one at the end of Lonnen Road that needs a repair.
- (c) We have now heard that the 20mph application will be heard in February 2026.

196.25 ITEMS FOR DISCUSSION AND CLOSE OF MEETING
No items.

The Meeting ended at 8:52 pm.

CHAIR

DRAFT