

At a Meeting of the **HIGHWAYS PLANS & THE ENVIRONMENT COMMITTEE** of COLEHILL TOWN COUNCIL held at COLEHILL VILLAGE HALL on **13<sup>TH</sup> JANUARY 2026**, at **7:15pm**.

**PRESENT**

Cllr Richard Palmer, Chair

Cllr Susan Cowsill, Vice-Chair

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

**APOLOGIES**

No apologies

**IN ATTENDANCE**

Mrs Z Caddy– Clerk. 4 members of the public.

**233.26 DECLARATIONS OF INTEREST**

Cllr Butter declared a non-pecuniary interest in planning application P/OUT/2025/01997.

**234.26 PUBLIC DISCUSSION PERIOD**

1 member of the public made representations in connection with a planning application.

**235.26 MINUTES**

The Minutes of the Meeting held on 11<sup>th</sup> November 2025, having been circulated, were taken as read, confirmed and signed.

193.25 – NOTED the SID data – remove ‘that’

**236.26 MATTERS ARISING ON THE MINUTES**

195.25 Fingerpost issues have been rectified.

**237.26 PLANNING APPLICATIONS**

From the applications currently listed on [www.colehill.gov.uk](http://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/OUT/2025/01997	<p>Location: Land Off Birchdale Road, Wimborne Minster, Dorset, BH21 1HU</p> <p>Proposal: Outline planning application for proposed residential development together with open space and associated works (all matters reserved save for means of access)</p> <p>OBJECTION - Colehill Town Council <b>OBJECT</b> to this outline planning application for proposed residential development together with open space and associated works (all matters reserved save for means of access), for the following reasons:</p>

Under the Government's Guidance on Green Belt, updated 27/02/2025, this site makes a **STRONG** contribution to Green Belt purpose b, relevant to the separation of Towns, and should not be released for development. It is one of the few remaining sites forming the green corridor between the two Towns - Wimborne Minster 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 further exacerbate the run-off issues.

At least one resident has already had to install a flood gate to protect their property, and any development will extend the need to combat this threat.

The inclusion of a SANG within the development does not address the biodiversity impact positively. A SANG is in essence for the benefit of human use, not for the protection of biodiversity and wildlife. In view of the future drainage issues, we doubt the practicality of the proposed SANG for recreational purposes.

Users of the SANG will overlook residents in Hornbeam Way, Wesley Road, Birchdale Road and Cranfield Avenue - the extreme elevation and slope of the site has to be seen to be understood. We request that a site visit by the case officer and committee members is made, to gain direct experience of the topography and character of the site.

The ecological impact of this development will be significant. The northeast part lies within the Existing Ecological Network, and almost all of the site lies within the Higher Potential Ecological Network, forming part of the crucial green nature corridor which stretches from Holt Heath to the Stour. The site has not been used for agriculture for a long time and has high

	<p>botanical value. The site contains at least 14 protected species. NPPF 179 seeks that developments support a coherent ecological network.</p> <p>Many questions have been made in objections already registered about the validity of the biodiversity assumptions and their presentation in the application. For example (as has been pointed out by the Wimborne Minster TC objection), expert evidence from the Erica Trust confirms that the vast majority of the land is unimproved or semi-improved neutral grassland, a recognised priority habitat, including areas proposed for housing. The loss of this habitat would be irreversible. It is also asserted that the application relies upon outdated ecological data, understating the number of notable species recorded, including native bluebells. We therefore request that any decisions are based upon independent expert reports commissioned by DC.</p> <p>The concept of off-site BNG contributions is new and largely untested – only effectively being in use since 2024 – and relies in principle upon legal covenants being placed upon the land involved, binding current and all future owners. We doubt the practicality of this policy. We also doubt the practicality of capturing and relocation of wildlife.</p> <p>There is a lack of sustainable transport options for this potential development. The road access to the site is a single access via Birchdale Road, which leads steeply up towards the high ground of Colehill. Cycle access towards Wimborne centre will be uphill to the top of St Johns Hill and then down Rowlands Hill, which does not safely support sustainability, contrary to planning policy. Access to shops and schools would be vehicular. The planned access to Leigh Road is pedestrian only. Birchdale Road and connecting thoroughfares will be heavily impacted.</p>
164308	<p>Licence application for the storage/sale of alcohol  <a href="#">Dorset   Dorset Council   Licence Register   164308</a></p> <p>No comment</p>
P/PPRD/2025/06939	<p>Location: 6 Cobbs Road, Colehill, Dorset, BH21 2RL          Proposal: Demolition of a dangerous structure.</p> <p>Withdraw our original objection and are dismayed about the loss of the cobb cottage but have no comment provided Planning Enforcement are not concerned about the nature of the collapse.</p>

P/HOU/2025/07532	<p>Location: 11 Hayes Lane, Colehill, Dorset, BH21 2JA          Proposal: Front and rear extension with separate garage</p> <p>No site notice has yet been displayed. We would request a construction method statement to avoid Martindale Avenue being blocking by construction vehicles, especially as this is a bus route.</p>
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## 238.26 PLANNING DECISIONS

(a) The following applications have been APPROVED by DC:

PA No	Development Proposed
P/HOU/2025/05559	<p>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</p>
P/VOC/2025/05547	<p>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.</p>
P/HOU/2025/05545	<p>Location: 50 Martindale Avenue, Colehill, Dorset, BH21 2LF          Proposal: Erect rear extension, convert part of garage and create porch</p>
P/HOU/2025/05823	<p>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</p>
P/VOC/2025/05985	<p>Location: 4 Park Homer Drive, Colehill, Dorset, BH21 2SR          Proposal: Erect single story side and two story rear extensions. Raise roof and new undercroft garage (with a variation of condition 2&amp;4 of planning permission          P/HOU/2022/05167 to amend the list of approved plans &amp; reword the condition to in accordance with submitted details)</p>
P/HOU/2025/05896	<p>Location: 1 Green Bottom, Colehill, Dorset, BH21 2LW          Demolition of existing timber lean-to store and demolish the single storey element, erect two-storey extension,</p>

	erect single storey extension, demolish masonry porch/single storey addition, dormers, fenestration alterations.
P/HOU/2025/06182	Location: 4 Whiteways, Colehill, Dorset, BH21 2PQ Proposal: Erect single storey rear extension. Re-roofing of existing single storey rear element to existing house. Remodelling of existing residence to improve layout arrangement.
P/HOU/2025/06370	Location: 30 The Vineries, Colehill, Dorset, BH21 2PX Proposal: Erect single storey rear and side extension, creating integral garage including internal alterations. Roof alterations forming new loft room.
P/HOU/2025/06555	Location: 96 Lonnen Road, Colehill, Dorset, BH21 7AY Proposal: New first floor accommodation. Construction of new roof with raised ridge height and side dormer. Internal alterations and refurbishment.

(b) The following applications have been WITHDRAWN:

<b>PA No</b>	<b>Development Proposed</b>
P/VOC/2025/03341	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)
P/HOU/2025/03857	Location: 4 Oliver's Road, Colehill, Dorset, BH21 2NT Proposal: Erect Front, Rear and first Floor Extensions and alterations to dwelling.

(c) The following applications have been REFUSED by DC:

<b>PA No</b>	<b>Development Proposed</b>
P/VOC/2024/03869	Quarterjack Park Development Leigh Road, Wimborne Minster, Dorset BH21 2DA Application to Vary Condition 1 of Approved P/A 3/18/2262/RM (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) to update the landscape plans submitted for approval, relative to those previously approved under Condition 1
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**239.26 PARISH MAP**

It was RESOLVED to funding a budget of £1,200 including at least 4 new pictures (at a cost of £50 each - Village Hall, Olivers Park and a redrawing of By the Way and the Cricket Pitch), as well as several pictures to be removed. Cllrs Gibson and Johnson will work with Assistant Clerk to move the project forward.

**240.26 DIGITAL DECAY SURVEY**

It was RESOLVED to have the digital decay inspections recommended by Dorset Council to be carried out at a cost of £708.75 + recoverable VAT.

**241.26 POLICY REVIEW**

It was RESOLVED to adopt the Biodiversity & Environmental Policy – no proposed changes other than the name change to Town Council. This policy is published online.

**242.26 OLIVER'S PARK**

Members NOTED an update on Oliver's Park recreation area.

**243.26 SID**

Members NOTED that the SID was now located at Middlehill Road and Cllr Gibson reported on the latest SID data.

**244.26 HIGHWAY MATTERS FOR REPORT**

- (a) Cllr Johnson reported a pothole on Beaucroft and repainting of bus cages and is underway and the zigzag lines have been requested.
- (b) The bottom of Lonnen Road has a blocked ditch/gully is causing a lot of surface water issues and Cllr Johnson has spoken with Dorset Council Highways about this previously. It is a known drainage problem which they will be asked to look at again.

**245.26 ITEMS FOR DISCUSSION AND CLOSE OF MEETING**

The Meeting ended at 8:42 pm.

CHAIR