

At a Meeting of the **HIGHWAYS PLANS & THE ENVIRONMENT COMMITTEE** of COLEHILL TOWN COUNCIL held at COLEHILL & WIMBORNE YOUTH & COMMUNITY CENTRE on **16TH JUNE 2026**, at 7:15pm.

PRESENT

Cllr Richard Palmer, Chair
 Cllr Susan Cowsill, Vice-Chair
 Cllrs Carol Butter, Clare Davison, Ann Edwards, Leslie Gibson, KD Johnson, and Emma Urquhart

APOLOGIES

Cllrs Nigel Bridle (Non-business) It was RESOLVED to accept the reasons for the apologies.

IN ATTENDANCE

Mrs Z Caddy– Clerk. Dorset Councillor Andy Todd was in attendance.

53.26 APPOINTMENT OF CHAIR OF COMMITTEE

It was RESOLVED to appoint Cllr Richard Palmer to the position of Chair for the ensuing year.

54.26 APPOINTMENT OF VICE-CHAIR OF COMMITTEE

It was RESOLVED to appoint Cllr Susan Palmer to the position of Chair for the ensuing year.

55.26 DECLARATIONS OF INTEREST

There were no declarations of interest.

56.26 PUBLIC DISCUSSION PERIOD

There were no members of the public in attendance.

57.26 MINUTES

The Minutes of the Meeting held on 21st April 2026, having been circulated, were taken as read, confirmed and signed.

58.26 MATTERS ARISING ON THE MINUTES

343.26 [P/HOU/2026/00982](#) 72 Hayes Lane, Colehill, Dorset, BH21 2JG – It was raised that the construction was causing traffic and obstruction issues.

59.26 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/2026/02554	Location: 73 Pilford Heath Road, Colehill, Dorset, BH21 2LX Proposal: Proposed alterations to an existing two-bedroom bungalow to create a four-bedroom dwelling. Ground floor extension to square off the existing

	<p>footprint. Demolish existing garage and add a garage and utility side extension to the existing property.</p> <p>Comment - No site notice is on display as of 15th June 2026. There is a potential overlooking issue particularly the bedroom without obscured glass on the First Floor South Elevation and we would prefer obscured glass be installed.</p>
P/HOU/2026/03146	<p>Location: 69 Foxcroft Drive, Colehill, Dorset, BH21 2JY Proposal: Erection of an ancillary annexe</p> <p>OBJECTION – We believe the existing car parking provision is being built on and there is no proposal for additional parking. The plot is on a large sweeping junction which is not suitable for on-street parking.</p>
P/OUT/2025/01997	<p>Birchdale appeal – It was RESOLVED to allow the Local Plan working group recommend to the Clerk as Officer, comments which will be formulated into a submission under Officer delegated powers.</p>
P/HOU/2026/01839	<p>27 Heron Drive Colehill BH21 2NQ – Are we happy to remove the objection that proposal would result in insufficient car parking due to the extension of the garage and proposed conversion to an annex?</p> <p>As you are aware, works appear to be in progress to provide further parking off Mallard Road. See the attached amended plan that has now been submitted, which includes reference to the additional parking. I have also discussed the proposed development with my colleague at the Highways Authority who is content that the proposed new dropped kerb access onto Mallard Road and widening of the existing access is acceptable in principle. It is my understanding that a drop kerb license in addition to planning permission will also be required, I propose to remind the applicant through an informative note.</p>

60.26 PLANNING DECISIONS

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

PA No	Development Proposed
P/FUL/2026/00526*	<p>Location: Land To The Rear Of 105 107 And 109 Lonnen Road, Colehill, Dorset, BH21 7AU Proposal: Sever part of rear gardens associated with Nos. 105, 107 and 109 and erect four detached dwellings with associated access, landscaping and parking</p>

P/HOU/2026/00707*	Location: Brambles, Marianne Road, Colehill, Dorset, BH21 2SQ Proposal: Demolish existing garage, construct new garage with garden studio
P/HOU/2026/01168	Location: 9 Martindale Avenue, Colehill, Dorset, BH21 2LE Proposal: Erect rear extension
P/HOU/2026/01771	Location: 32 Hayes Close, Colehill, Dorset, BH21 2JL Proposal: Construction of new front dormers, alteration to rear dormer and part garage conversion.
P/HOU/2026/00982	Location: 72 Hayes Lane, Colehill, Dorset, BH21 2JG Proposal: Erect loft conversion and front porch Decision notice states – ‘The applicant is encouraged to ensure that construction vehicles are parked on the driveway whenever possible to reduce congestion on the road’.
P/HOU/2026/01967	Location: 23 The Vineries Colehill BH21 2PU Proposal: Raise the ridge of the roof and convert the loft space to form first floor living accommodation. Install 4x dormers & solar panels on south side elevation roof. Erect front porch extension

* Decision not in accordance with Town Council comments.

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

PA No	Development Proposed
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)

(c) The following submissions have been made under delegated powers:

PA No	Development Proposed
P/HOU/2026/02621	4 Leigh Lane, Colehill, Dorset, BH21 2PW No comment other than that there is currently no site notice on display as of 22/05/2026
P/HOU/2026/01997	117 Lonnen Road, Colehill, Dorset, BH21 7AU Object on grounds of potential overlooking of neighbouring dwellings (one of which is a bungalow) from the 2 nd floor 4 th bedroom, the incongruous use of a flat roof dormer at ridge height, and that there is no mention in the application of how emergency escape from the 2 nd floor accommodation shall be

	achieved. Also report that there is no site notice on display as of 22/05/2026.
P/HOU/2026/01839	27 Heron Drive, Colehill, Dorset, BH21 2NQ Object on grounds of insufficiency of car parking caused by use of the existing side driveway and garage to provide the plot for the annexe. We see that works appear to be in progress to provide further potential parking off Mallard Road – if this is the case, this should be included in a revision of the application.
P/HOU/2026/02470	51 Cutlers Place Colehill BH21 2HU No comment other than that there is currently no site notice on display as of 22/05/2026, and that neighbours may be affected by the rear extension.

61.26 OLIVERS PARK MAINTENANCE

Following review of several quotes it was RESOLVED to have the following works carried out plus VAT:

To dig out, clear and set aside existing bark mulch below pair of swings. Break up, excavate and remove concrete base. Backfill excavation with bark mulch. £1,252.36 by Contractor A

Excavate and remove two rotten timber gate posts. Supply and install new timber gate posts to match into new concrete footings. All arisings to be removed to contractors approved recycling sites. Contractor C will be awarded the work at the figure of the £520 + recoverable VAT provided the quality is exactly the same and if not, still appoint them provided the cost is lower than the next quote up.

62.26 GOVERNANCE DOCUMENTS

It was RESOLVED to adopt the following:

- Oliver’s Park Working Group TOR
- Road Safety Working Group TOR
- SID Risk Assessment

Where appropriate these will be published online.

63.26 LITTER PICK

It was RESOLVED to arrange a litter pick to take place on September 12th between 10am – 1pm.

64.26 SSE TREE CUTTING

It was RESOLVED to allow contractors to carry out preventative tree works required to safeguard power lines at Coombes Wood

65.26 WAR MEMORIAL/BUS SHELTERS

Members NOTED there were no faults to report.

66.26 OLIVER'S PARK/ST MICHAELS DIRT

Members NOTED there were no faults to report.

67.26 SID

Members NOTED that the SID was now located at Fiveways and Cllr Johnson reported on the latest SID data.

68.26 HIGHWAY MATTERS FOR REPORT

- (a) Cllr Johnson reported there are a lot of road signs obscured by vegetation. These need to be reported online to Dorset Council and members will aim to collate to put in a collated
- (b) Cllr Butter reported that Beacroft Lane is dangerous around Wesley Rd and Cranfield due to the increase in traffic. Cllr Andy Todd will be asked to look at it.

69.26 ITEMS FOR DISCUSSION AND CLOSE OF MEETING

Cllr Butter reported on the refused planning application P/OUT/2025/01997 which was resolved at a recent Dorset Council East Planning Committee.

The Meeting ended at 8:36 pm.

CHAIR