

At a Meeting of the **HIGHWAYS PLANS & THE ENVIRONMENT COMMITTEE** of COLEHILL PARISH COUNCIL held at /COLEHILL & WIMBORNE YOUTH & COMMUNITY CENTRE on **16TH SEPTEMBER 2025**, at **7:15pm**.

PRESENT

Cllr Richard Palmer, Chair

Cllr Susan Cowsill, Vice-Chair

Cllrs Nigel Bridle, Ann Edwards, Leslie Gibson, Patricia Gray, KD Johnson, Ken Murgatroyd, Andy Todd and Emma Urquhart (As substitute for Clare Davison)

APOLOGIES

Cllrs Clare Davison – It was RESOLVED to accept the reason for the apologies.

IN ATTENDANCE

Mrs Z Caddy– Clerk. 5 members of the public.

127.25 DECLARATIONS OF INTEREST

There were no declarations of interest.

128.25 DORSET COUNCILLOR PRESENTATION

A short presentation on the proposed Dorset Council Local Plan was given by Cllr Duncan Sowry-House and hosted a short Q&A session for members.

129.25 PUBLIC DISCUSSION PERIOD

3 members of the public made representations in connection with the Dorset Council Local Plan proposal in connection with Colehill development.

130.25 MINUTES

The Minutes of the Meeting held on 26th August 2025, having been circulated, were taken as read, confirmed and signed.

131.25 MATTERS ARISING ON THE MINUTES

105.25 Cllr Johnson made representations at the Aldi application Dorset Council Planning Committee meeting which had a disappointing result in being granted.

132.25 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/2025/05255	Clayford Farm, Uddens Drive, Colehill, Dorset, BH21 7BJ Retain demolition of workshop and creation of vehicle parking area No comment.
P/HOU/2025/05094	85 Cutlers Place, Colehill, Dorset, BH21 2HX Infill existing porch to create WC. Relocate front door and stepped access.

	No comment
P/MPO/2025/05018	Land south of Leigh Road, Wimborne, Dorset, BH21 2DA Application to seek a supplemental section 106 agreement to modify certain planning obligations with regard to land in our ownership – reducing minimum equity stake in a Shared Ownership Unit from 25% to 10%; amendment of mortgagee-in-possession provisions to mirror NHF model wording No comment

133.25 PROPOSED DORSET COUNCIL LOCAL PLAN

1 - Cottage Farm – Access from Northleigh Lane – no pavements. Pop-up campsite. Ecological and wildlife and part of the green corridor. Blind railway bridge.

2 - Canford Bottom & Uddens **AND** 6 - Land at Canford Bottom – separation between Colehill & Ferndown and has a large equestrian presence. Dual carriageway is needed and housebuilding would preclude that. Too many houses including location feeding into Colehill schools catchment which would increase traffic on the roundabout.

4 – Heath Close – Accessible by road. Lots of running water from the field so natural springs are present. Potentially acceptable.

33 – Land East of gravel track Pilford Heath – Watercourse.

17 – Open fields at Pilford Lane – Dangerous turning onto the A31 so junction improvement would be needed. Remote from Colehill. No services.

7 – Very wet. Access via narrow Greenhill Road. Potential off road car parking could be provided if developed. Conservation area.

8 – Land south of Colehill Lane – Cllr Todd declared a non-pecuniary interest. This land is a bog. Both ends of Colehill Lane are known accident hotspots.

Development would possibly enable a speed limit reduction which current residents would welcome. Field is very steep and has a huge amount of water running from it. Access is difficult and highway issues include the Co-op junction and excess parking from Rotary Close. Colehill lane has no pavements and a difficult vision splay. Families of Deer and bats everywhere.

9 – Northleigh Lane (South) – Narrow rural nature of Northleigh Lane. School traffic. Railway bridge which is weight restricted. No footway or public transport.

10 – Northleigh Lane (North) – As above although one other feature of 034 adjacent.

13 – Wimborne Road West, West of Hayes Close. Grade 2 listed building needs protection. Difficult to see natural access. Most achievable. Developer could be required to renovate By the Way SANG.

14 – Willow Drive – Wildlife value. Ancient monuments/barrows are in existence. Proper evaluation would be needed to investigate further archaeological interest.

16 – Land South of Leigh Road - Potential restricted housing.

28 – Wimborne Road West – Businesses would need to be demolished.

034 - Land at Leigh Road – Criss-crossed with footpaths. Green corridor between Wimborne and Colehill. Appears to be natural infill so a possibility.

Cllr Duncan Sowry-House - Concerns for the uniqueness and identity of Colehill.

Water/flooding possibly a blessing and then dry-sites could then be hit with run-off.

Sites which affect Colehill but out of boundary include Leigh Farm – low density area. Important for the separation of Wimborne and Colehill.

134.25 WORKING GROUP

It was RESOLVED to form a Dorset Council Local Plan Working Group to draft and recommend the full wording of the Council's submission to full Council on 7th October 2025. The Terms of Reference and initial members Cllrs Johnson, Gibson, Cowsill and Palmer were further RESOLVED.

135.25 CLOSE OF MEETING

The Meeting ended at 9:14 pm.

CHAIR