

At a Meeting of the **HIGHWAYS PLANS & THE ENVIRONMENT COMMITTEE** of COLEHILL PARISH COUNCIL held via Zoom on **23rd February 2021**, at **7:15pm**.

PRESENT

Cllr KD Johnson, Chair

Cllr Leslie Gibson, Vice-Chair

Cllrs Christina Davies (substitute for Nigel Bridle) Clare Davison, Michael Gibbs, Charlotte Greening, Emma Urquhart and Roger Warner

APOLOGIES

Cllrs Nigel Bridle

IN ATTENDANCE

Mrs Z Caddy– Clerk.

Cllr Mark Keniston, one member of the public

712.21 DECLARATIONS OF INTEREST

There were no declarations of interest.

713.21 MINUTES

The Minutes of the Meeting held on 2nd February 2021, having been circulated, were taken as read, confirmed and signed.

714.21

MATTERS ARISING ON THE MINUTES

No matters arising.

715.21 PLANNING APPLICATIONS

The following applications were submitted and comments were recorded as follows:

PA NO	DEVELOPMENT PROPOSED
3/20/2258/FUL	<u>Higher Honeybrook Farm</u> Creation of a new vehicular access, together with visibility splay.

	We support this application as a safety enhancement.
3/20/2091/FUL	<p><u>120A Wimborne Road West</u> Demolish existing commercial building (Use Class A1) and erect detached commercial building (Use Class E) with reconfigured car parking arrangement.</p> <p>We support this application.</p>
3/21/0004/HOU	<p><u>24 The Vineries</u></p> <p>Remove existing garage and conservatory and erect side and rear storey extension and rear decking area.</p> <p>No objection</p>
3/20/2172/FUL	<p><u>Wimborne Market, Wimborne Minster</u> Construction of a continuing care community comprising of 66 age restricted apartments, 26 age restricted bungalows, 6 age restricted chalet bungalows, one wellness centre, 9 open market houses, parking, highway improvements and pedestrian link.</p> <p>OBJECTION to this application for the following four reasons:</p> <ul style="list-style-type: none"> • Lack of affordable housing - The application is for class C2 which under policy LN6 is exempt. The correct class appears to be C3, so we agree with the response from the DC Housing team that 40% affordable housing should be provided.

	<ul style="list-style-type: none"> • Lack of SANG provision - This development is within 5km of at least three of our protected lowland heathlands and should therefore be providing SANG provision, as has been required by the other developments in the area. • Insufficient parking provision - The proposed 119 parking places appears insufficient for 107 dwellings (40x 1 bed apartments, 26x 2 bed apartments, 26x 1 bed bungalows, 6x 2 bed bungalows, 9x 3 bed houses). Allowance is also required for visits from carers, deliveries, family and other visitors as well as staff working at the wellness centre. Unallocated and visitor spaces need to be calculated and provided. • The traffic analysis appears insufficient - Surveys seem to have been made on quiet days during the lockdown periods when traffic and parking was minimal. The proposed development will require access 365 days of the year for vehicles, including ambulances, delivery vehicles, refuse trucks and removal lorries. These will all have to access the site via Grenville Road, or via Station Terrace. Traffic exiting from Station Terrace will be required to leave the site either via the very narrow Market Way onto Avenue Road (where there is a dangerous right turning, often with
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	<p>restricted visibility), or via the awkward exit (from the double-parked Station Road) onto Poole Road between the bridge and the pedestrian lights. The impact of construction traffic on these access/egress points also needs to be considered.</p> <ul style="list-style-type: none"> ◦ We note that Dorset Highways have asked for more time to consider this plan and we await their assessment of these issues. ◦ Dorset Council Waste Services have also yet to comment on the feasibility of waste collection via the proposed two entrances.
3/20/2097/HOU	<p><u>10 Weston Road</u> New detached single garage</p> <p>No objection</p>
3/20/2143/HOU	<p><u>39 Foxcroft Drive</u> Single storey rear extension including paving and internal alterations.</p> <p>No objection</p>
3/21/0025/HOU	<p><u>7 Dogdean</u> Erect two storey and first floor side extension. (demolish existing conservatory and side entrance porch) Revised scheme to 3/20/1603/HOU</p> <p>No objection</p>

716.21 PLANNING DECISIONS

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

PA No	Development Proposed
3/20/1754/HOU	77 Pilford Heath Road, Colehill, Dorset, BH21 2LY Remove existing single storey garage and replace with oak-framed single storey garage with pitched roof
3/20/2212/NMA	30 Beaucroft Lane, Colehill, Dorset, BH212PA Non-Material Amendment to P/A 3/16/0161/FUL to amend the design, size & positioning of 2 no. rooflights, and roof materials.
3/20/1286/HOU*	Banksia, Furzehill, Colehill, Dorset, BH21 4HD Raise roof to create additional habitable accommodation at first and 2nd floor levels. As amended by plans rec'd 14/12/20 to fully front part of roof and reduce glazed areas at the rear.
3/20/1739/HOU	65 Bridle Way, Colehill, Dorset, BH212UP To create a bay window in reception room
3/20/1601/CONDR	28 Hayes Lane, Colehill, Dorset, BH212JF Minor Material Amendment to vary condition 2 of permission 3/19/0486/HOU (Raise and extend roof to provide first floor accommodation, with extensions to side (S), rear (E) and front (W). Demolition of existing garage and laying of permeable paving at front for parking to omit part of front extension; enlarge rear extension and correct

	siting of dwelling re: 26 Hayes Lane) to omit double doors to side store with smaller footprint for the side extension
3/20/2103/CONDR	5 Middlehill Road, Colehill, Dorset, BH21 2SA Minor material amendment to vary Condition 2 of approved application 3/19/1131/HOU (Two storey side extension and extend loft to create habitable living accommodation) to extend entry/cloak room to accommodate wc and shower room to the rear of the property, internal changes and changes in fenestration to reduce size of openings.
3/20/2273/NMA	9 Quarry Road, Colehill, Dorset BH21 2NP Non material amendment to approved P/A 3/19/2440/HOU (Single storey side and rear extensions, extend and convert roof space into habitable first floor accommodation and internal alterations, provide new dropped kerb, vehicle crossover and driveway. Expunge existing vehicular access) to replace concrete interlocking tiles with fibre cement slate tiles to achieve consistency between new and old and add Solar panels

** Decision not in accordance with Parish Council comments.*

TREE MATTERS

717.21 PERMISSIONS FOR TREE WORK

(a) DC has granted permission for tree surgery work as follows:

Order	Details
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3/20/2188/TTPO	Grant consent to the Crown lift of an Oak to approximately 3m from ground level by removing the first lowest primary branch and lowest two secondary branches at 21 Cedar Drive, Colehill, Dorset, BH21 2JQ
3/20/2186/TTPO	Remove an English Oak 1 x snapped/split secondary limb. Remove 2nd lowest branch growing towards the neighbouring garage roof. Reduce by up to 2.5m all lateral branches growing towards the neighbouring garage roof and neighbouring property (right hand side). Deadwood at 17 Quarry Road, Colehill, Dorset, BH21 2NP
3/20/2099/TTPO	Fell three Pines at Land adjacent to Broadash, Kyrchil Way, Colehill, Dorset BH21 2RU
3/20/2209/TTPO	82 Middlehill Road, Colehill, Dorset, BH21 2HQ Reduce branches to give a 2m separation from the building only of an Oak
3/20/2195/TTPO	To carry out the following works at Lantern Cottage, Giddylake, Colehill, Dorset, BH21 2QU:- Reduce overextended sections of the canopy by up to 2m with a cut diameter not exceeding 50mm and remove Deadwood of an Oak. Crown lift to 5m from ground level over private road of a Beech. Crown lift to 5m from ground level over private road of an Oak. Reduce selected branches to provide a 2m clearance of the garage roof, reduce overextended branches by

	<p>approximately 1-2m and remove 2 x dead stems of an Ash</p> <p>Remove mature stem/dead stem and reduce remaining epicormic stems by approximately 1m of a Hazel.</p>
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718.21 DORSET COUNCIL LOCAL PLAN CONSULTATION

It was RESOLVED to submit the response to Dorset Council on their local plan during this consultation period which is attached at Appendix 1.

719.21 OLIVERS PARK FIELD

It was RESOLVED to spend £1,422.64 (£1,000 had already been authorised) on Oliver's Park playing field having the following works done: two directional slitting, reposition existing goal posts, top dress the heavily worn areas of the field with a 70/30 soil/sand mix, over-seed the top dressed area, spread an autumn/winter fertilizer to the full playing field area. Spending for this falls under Public Health Act 1875 s164.

720.21 GRIT BINS

Members NOTED there were no faults to report.

721.21 WAR MEMORIAL/BUS SHELTERS

Members NOTED there were no faults to report.

722.21 OLIVER'S PARK/ST MICHAELS DIRT

Members NOTED there were no faults to report.

723.21 SID

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

724.21 HIGHWAY MATTERS FOR REPORT

(a) Cllr Johnson has reported a pothole in Pilford Lane.

- (b) Cllr Johnson has had some bad news re the disintegrating road surface in New Merrifield: Dorset Council have looked into it and unfortunately that section of the road is not included in the maintenance programme. Perhaps Aster should do it.

The Meeting ended at 9:30 pm.

CHAIR