

At a Meeting of the **HIGHWAYS PLANS & THE ENVIRONMENT COMMITTEE** of COLEHILL PARISH COUNCIL held at COLEHILL MEMORIAL HALL/COLEHILL VILLAGE HALL on **23<sup>RD</sup> November 2021**, at **7:15pm**.

**PRESENT**

Cllr KD Johnson, Chair

Cllr Leslie Gibson, Vice-Chair

Cllrs Nigel Bridle, Clare Davison, Michael Gibbs, Mark Keniston, Andy Todd and Emma Urquhart

**APOLOGIES**

No apologies

**IN ATTENDANCE**

Mrs Z Caddy– Clerk.

**118.21 APPOINTMENT OF CHAIR OF COMMITTEE**

It was RESOLVED to appoint Cllr Johnson as Chair for the remainder of the year.

**119.21 APPOINTMENT OF VICE-CHAIR OF COMMITTEE**

It was RESOLVED to appoint Cllr Gibson as Vice-Chair for the remainder of the year.

**120.21 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**121.21 MINUTES**

The Minutes of the Meeting held on 23<sup>rd</sup> April 2021, having been circulated, were taken as read, confirmed and signed.

**122.21 MATTERS ARISING ON THE MINUTES**

There were no matters arising.

**123.21 PLANNING APPLICATIONS**

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

<b>PA NO</b>	<b>DEVELOPMENT PROPOSED</b>
3/21/1224/FUL	<u>Land at rear of 11 Brackenhill</u>  Sever land and erect 1no. detached dwelling with access from Green Bottom  Colehill Parish Council <b>STRONGLY OBJECT</b> to this application and support the strength of feeling amongst many local residents.

	<p>Overlooking – the proposed property will be higher and will look down onto neighbouring properties in Brackenhill.</p> <p>Bio-diversity – we call for a biodiversity statement and raise serious concerns about the destruction of wildlife and nature in this special area</p> <p>Design – This is out of keeping with the area and would dominate the landscape as well as the materials used being totally out of keeping with other builds in the village.</p> <p>Flooding – we note the current and longstanding run-off problems of water in the area, and call for a flood risk assessment to be carried out.</p> <p>This development would set an unwanted precedent in this sensitive area</p> <p>Services to property when there are currently no services and clearly impractical to provide from Brackenhill is another concern.</p> <p>It should be noted that the whole of Green Bottom and extension is E36/15 designated ROW for pedestrians</p> <p>If planning permission is likely to be granted then we must insist on the following measures being in place as a minimum:</p> <p>A Tree protection zone – a full survey of the trees on both the plot and the access road and a plan agreed to protect all the trees from impact</p> <p>The single track access must be kept clear of vehicles and damage at all times, to maintain access for neighbouring properties – a construction method statement is crucial in terms of the damage to the lane and the trees in the road <b>whilst</b> works are taking place</p>
3/21/0744/HOU	<p><u>52 Cutlers Place</u></p> <p>Erect a new boundary fence (max. 2m high) to the front and side of the property and adjacent to Oliver's Way &amp; Cutlers Place</p> <p>OBJECT – Whilst we appreciate the front and rear conform to current permitted height restrictions we are concerned with the street scene on the West and particularly the speed of the gradation. This is out of keeping with rest of the open plan estate and would set an unwelcome precedent enclosing a property on largely open plan estate.</p>
P/FUL/2021/03861	<p><u>120A Wimborne Road West</u></p> <p>Change of use of the ground floor unit to a retail use (Use Class E) and alterations to the shop front</p>

P/FUL/2021/04706	<p>Change of use of the ground floor unit and forecourt to a car showroom and sales (Use Class Sui Generis)</p> <p>No objection to either application</p>
P/FUL/2021/03912	<p><u>Hayeswood First School</u></p> <p>Formation of a new vehicle entrance, relocate existing pedestrian entrance and reformation of the car park and car park spaces.</p> <p>Support</p>
P/VOC/2021/04494	<p><u>Boundary House, Boundary Drive</u></p> <p>Demolish existing dwelling and erect two detached dwelling houses (with variation of condition 2 of planning permission 3/20/1382/FUL (plans) Alterations to Plot 2 )</p> <p>No comment</p>
P/HOU/2021/04346	<p><u>12 Lawns Road</u></p> <p>Erect single storey extension to front of existing bungalow.</p> <p>No comment although we would point out that there is no site notice is concerning as with applications and residents may not be aware of this plan.</p>
P/HOU/2021/04628	<p><u>9 Colborne Avenue</u></p> <p>Extend existing loft rooms on first floor with rear hip to gable conversion and side facing flat roof dormer</p> <p>No comment</p>
P/HOU/2021/04257	<p><u>8 Heron Drive</u></p> <p>Erect single storey front extension, roof extension (hip to gable &amp; dormer), alterations to existing rear addition. Create parking/turning area.</p> <p>No comment</p>
3/21/1738/HOU	<p><u>38 Hayes Close</u></p> <p>Raising and widening of existing ridge to create new first floor with new rear extension and enlarged rear terrace. Erection of new side extensions involving demolition of existing garage.</p>

	No comment
P/FUL/2021/04582	<p><u>Land adjacent Lantern Cottage 161 Middlehill</u></p> <p>Erection of dwelling</p> <p>OBJECT – This property is being built in front of the line of neighbouring properties, 159 &amp; 157 Middlehill Road. The hedge has been significantly reduced and there is now likely to be significant overlooking particularly for 159.</p> <p>We also have concerns in connection with the construction vehicles in Middlehill Road. The plot is opposite a bus stop and the works may cause visibility issues with traffic turning in and out of Hayes Lane. We would suggest that if permission is likely to be granted that a Construction method statement must be in place to prevent any obstruction on Middlehill Road, and stating that all construction vehicles must be within the curtilage of the plot.</p>
P/HOU/2021/04872	<p>Woodlawn Furzehill Colehill BH21 4HD</p> <p>Erect detached garage</p> <p>No comment</p>
P/HOU/2021/04874	<p>Mardene Dogdean Colehill BH21 4HA</p> <p>Erect extension and make alterations to provide disabled access to first floor and associated facilities.</p> <p>OBJECT – this is inappropriate development in greenbelt – the proposed extension will be close to the neighbouring property increasing its visual bulk and causing a loss of visual amenity which will be a detriment to the area.</p>

**124.21 CLERKS REPORT/PLANNING DECISIONS**

The Clerks Report is attached at Appendix 1 to these Minutes in the Minute Book

**125.21 TRAFFIC AND ROAD SAFETY**

It was RESOLVED that proposals (to install two new white gates and “Welcome to Colehill” signs, purchase a 2nd speed indicator device (SID), that we approach Dorset Council to explore the feasibility and cost of installing three pedestrian crossings on Middlehill Rd, precise locations to be determined, focused on areas used by school children) contained in the document which is attached at Appendix 2 to these Minutes in the Minute Book will all be taken forward and explored further. Furzehill have previously asked for a SID in

Smugglers Lane to try to slow traffic there– the feasibility of a pole will be looked into with Dorset Council if the area is to remain within Colehill after Dorset Council have made their CGR decision.

**126.21 BENCHES**

Members NOTED there were no faults to report.

**127.21 OLIVER'S PARK PLAY AREA**

Members NOTED there were no faults to report. There has been a sexual assault in Churchmoor Copse but we were not informed by the Police. One member was made aware of an instance of a child bumping their face on the bolt of the new play area yellow entrance gate. Cllr Bridle will take a look to see if anything can be done to stop this happening again. There has been a dislodged goal staple out of the ground and in the car park one of the bolts from a gate has been tampered with.

**128.21 SID**

Cllr Johnson reported on the latest SID data.

**129.21 GRIT BINS**

Members NOTED there were no faults to report although it's pertinent to keep an eye on them now winter is setting in.

**130.21 HIGHWAY MATTERS FOR REPORT**

- (a) Cllr Davison would like it fed back to Dorset Council that Nick Lenthall is excellent and an issue in her road was sorted out immediately once she reported it to him.

**131.21 ITEMS FOR DISCUSSION AND FUTURE AGENDA**

Site notices not being displayed for planning applications – could we step into this gap by adding a list of planning applications to our website?

Free trees are arriving tomorrow from the Woodland Trust for the joint replanting project with St Michael's Middle School. Grass cutting team are helping with the planting and it is hoped this will start next week before the ground is too hard.

Cllr Urquhart is looking into signs and pricing for the park and in particular lectern style.

A resident has emailed concerning the wildflower beds and the Oliver's Park swath of grass.

The Meeting ended at 9 pm.

CHAIR