

At a Meeting of the **HIGHWAYS PLANS & THE ENVIRONMENT COMMITTEE** of COLEHILL PARISH COUNCIL held at COLEHILL VILLAGE HALL on **27<sup>th</sup> February 2024**, at **7:15pm**.

**PRESENT**

Cllr Clare Davison, Chair  
Cllr Michael Gibbs, Vice-Chair  
Cllrs Nigel Bridle, Ann Edwards, Leslie Gibson, KD Johnson, Mark Keniston, Ken Murgatroyd and Emma Urquhart

**APOLOGIES** - No apologies

**IN ATTENDANCE**

Mrs Z Caddy– Clerk. 9 Members of the public.

**253.24 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**254.24 PUBLIC DISCUSSION PERIOD**

1 member of the public made several representations in connection with planning application P/OUT/2024/00563 in objection including the points below:

- \* This is a piece of Greenbelt land which separates Colehill & Wimborne Minster which should be retained.
- \* There is a large amount of ecology present which has previously been noticed by authorities in 2020.
- \* Birchdale Road opens from a blind corner onto Cranfield Avenue and Wesley Road.

**255.24 MINUTES**

The Minutes of the Meeting held on 9<sup>th</sup> January 2024, having been circulated, were taken as read, confirmed and signed.

**256.24 MATTERS ARISING ON THE MINUTES**

There were no matters arising.

**257.24 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/2024/00563	Land off Birchdale Road, Wimborne, Dorset, BH21 1HU Outline planning application for a proposed residential development of up to 55 dwellings together with open space and associated works (all matters reserved save for means of access)  OBJECTION on the following basis: This land is Greenbelt. The Dorset Council local plan requires Colehill and Wimborne to be kept separate and that

	<p>open spaces are safeguarded for the long term. We feel it's imperative that this separation is maintained – this application does not do that.</p> <p>The ecology within this green corridor is too crucial to lose and the latest draft local plan also mentions the rich bio-diversity which must be increased by 10% should any development take place here. Current legal access and egress to and from the site needs investigating and the possible physical access is incredibly narrow and at first sight seems inadequate.</p> <p>We stand by our objection submitted in our local plan response which include a request for brownfield sites being developed before greenbelt.</p> <p>If permission is granted then the target figure of 50% affordable housing must not be allowed to slip as it does so often with large developments. It should also be a requirement that the rest of the field is designated SANG rather than further applications being allowed to grow the number of dwellings further than 55.</p>
P/FUL/2024/00469	<p>2 Tower Lane, Colehill, Dorset, BH21 2QP Demolish existing garage and conservatory, sever plot and erect detached houses with associated parking, access and landscaping (alternative scheme to P/FUL/2023/04388)</p> <p>Comment - There is no planning notice – can we please have an extension to enable the statutory 21 days commenting period be available to residents. If granted then a construction method statement is essential to safeguard against congestion of the lane for the residents and that and access is maintained to Beaucroft Lane.</p>
P/HOU/2024/00637	<p>4 Stroud Close Colehill BH21 2NX Two storey front and single storey rear extension.</p> <p>No objection</p>
P/HOU/2024/00783	<p>5 Dales Close, Colehill, Dorset, BH21 2JU Erect a single storey front extension</p> <p>No comment</p>
P/VOC/2024/00929	<p>58 Lonnen Road Colehill BH21 7AX Application to Vary Conditions 2, 6 and 7 of Approved P/A P/FUL/2022/05316 (Demolish existing house and erect two detached dwellings (revised scheme) to raise the ridge height of house 2 by 400mm, replace detached bicycle store with garage (both already approved under P/A P/VOC/2023/02970), narrow the driveway serving</p>

	<p>house 2 at the point that it passes house 1 and removal of proposed green roof</p> <p>Objection - We cannot judge the application as the information is insufficient. The house at the rear does not meet the requirement for the fire service guidelines in Approved Document B section 11 re access for emergency vehicles.</p>
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**258.24 PLANNING DECISIONS**

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

<b>PA No</b>	<b>Development Proposed</b>
P/HOU/2023/05088	66 Cutlers Place, Colehill, Dorset, BH21 2HX Installation of 7 Euren PV Solar Panels on detached garage flat roof
P/FUL/2023/05656*	17A Canford Bottom, Colehill, Dorset, BH21 2HA Erect a 3no bedroom detached bungalow with attached single garage
P/HOU/2023/06081	14 Canford View Drive, Colehill, Dorset, BH21 2UW Proposal: Two storey side extension and single storey rear extension
P/HOU/2023/06873	4 Jessop Road, Colehill, Dorset, BH21 2HW Construct a dormer at rear of the property.
P/HOU/2023/05308	28 Dales Drive, Colehill, Dorset, BH21 2JS Erect Single storey rear extension
P/VOC/2023/06891	Robinswood, Furzehill, Colehill, Dorset, BH21 4HD Sever plot, demolish existing garage and erect 1no. dwelling (with variation of Condition 2 of planning permission P/FUL/2023/02313 to allow revised plans reducing the scale of the first floor front elevation window and changing the number of panes at the rear elevation first floor window
P/HOU/2023/04981	17 Beaucroft Road, Colehill, Dorset, BH21 2QW Raise height of chimney
P/LBC/2023/04982	17 Beaucroft Road, Colehill, Dorset, BH21 2QW Raise height of chimney & addition of insulation to flue pipe
P/HOU/2023/07087	35 Highland Road, Colehill, Dorset, BH21 2QL Erect two storey side extension with single storey Orangery to the principle elevation, with internal alterations
P/HOU/2023/06479	57 Mallard Road Colehill Wimborne BH21 2NL Proposal: Erect rear and side extension
P/HOU/2023/07136 *	2 Beaucroft Road, Colehill, Dorset, BH21 2QW Erect first floor extension to raise ridge of the roof, form accommodation. Erect front and rear extensions and alterations. (Revised Scheme To Include Gables)

P/HOU/2023/07357 *	Leeward, Furzehill, Colehill, Dorset, BH21 4HD Erection of a new garage
P/VOC/2023/04488 *	Land south of Leigh Road Wimborne Dorset BH21 2DA Replace approved retail unit (not commenced) with care home with associated access, car parking, foul and surface water drainage and landscaping at Land south of Leigh Road, Wimborne, BH21 2DA (with variation of condition 2 of PP 3/19/2449/FUL to allow changes to internal general arrangement and associated addition of 2no. additional bedrooms at Ground Floor Level and 1no. additional bedroom at First Floor level to optimise the internal general arrangement. (no associated changes to any external elevations)
P/VOC/2023/06891	Robinswood, Furzehill, Colehill, Dorset, BH21 4HD Sever plot, demolish existing garage and erect 1no. dwelling (with variation of Condition 2 of planning permission P/FUL/2023/02313 to allow revised plans reducing the scale of the first floor front elevation window and changing the number of panes at the rear elevation first floor window
P/HOU/2023/07071	Woodlands Greenhill Close Colehill BH21 2RH Erect a first floor extension.

(b) The following application has been WITHDRAWN:

PA No	Development Proposed
P/HOU/2023/04371	12 Spur Close, Colehill, Dorset, BH21 2UG Install an air source heat pump in the back garden

\* Decision not in accordance with Parish Council comments.

## 259.24 LICENCING APPLICATION

It was RESOLVED not to make a submission as a Consultee response to the licence application for the sale of alcohol/live music at the Dutchy Sandwich Shop.

## 260.24 TREE WORKS

Following the recent digital decay inspection carried out on three trees in Churchmoor Copse, it was RESOLVED to appoint contractor B to carry out the following:

1 X Oak (T115) to be reduced to a 12-metre monolith  
1 X Oak (T36) to have a Crown Reduction up to 3 metres to natural growth points

## 261.24 WILDFLOWER BEDS

It was RESOLVED to have wildflower beds installed this year in the following locations -

Middlehill outside number 47 if possible, Beaucroft Lane, opposite the Co-op, opposite the Church, Wimborne Road West by the noticeboard and outside Colehill nursery. A budget for this project of £1,000.00 be set. The seeds

bought will be the same as the first year this project ran – the [Hardy Annual 100% Wildflower Seed Mix – Meadowmania UK](#)

**262.24 LIBRARY ROOTED CHRISTMAS TREE**

To note that the Chair has chosen and the Clerk has ordered a rooted Christmas tree (Picea Pungens Blue Diamond root ball) 200-225cms at a cost of £333 plus VAT to be installed outside the library. This will come from his Chair's Allowance budget heading. It was RESOLVED to the installation by BCP Council at a further cost of £250 plus VAT- this includes collection and all planting material to secure the tree – again to come from the Chair's Allowance.

**263.24 COOMBES WOOD ENTRANCE BARRIER**

It was RESOLVED to instruct Dorset Council to remove the broken barrier entrance to the bridleway and Coombes Wood and install a new post and rehang the existing gate at a cost of £460 plus VAT.

**264.24 BENCHES**

Members NOTED there were no faults to report but that a full inspection of every bench is needed by the volunteers before the next meeting.

**265.24 WAR MEMORIAL/BUS SHELTERS**

Members NOTED there were no faults to report and it was further NOTED that the bus shelters and finger post washing has taken place at a cost of £295.00.

**266.24 OLIVER'S PARK/ST MICHAELS DIRT**

Members NOTED there were no faults to report. The new play equipment installation is nearly finished.

**267.24 SID**

Members NOTED that the SID was now located at By the Way field.

**268.24 GRIT BINS**

Members NOTED there were no faults to report but that some did not get filled this autumn by Dorset Council as anticipated.

**269.24 HIGHWAY MATTERS FOR REPORT**

- (a) Cllr KD Johnson reported at the road surface is failing on Wimborne Road at the Co-op junction.

**270.24 ITEMS FOR DISCUSSION AND FUTURE AGENDA**

The Meeting ended at 8:30 pm.

CHAIR