

At a Meeting of the **HIGHWAYS PLANS & THE ENVIRONMENT COMMITTEE** of COLEHILL PARISH COUNCIL held at COLEHILL VILLAGE HALL on **28th October 2025**, at **7:15pm**.

PRESENT

Cllr Richard Palmer, Chair

Cllr Susan Cowsill, Vice-Chair

Cllrs Nigel Bridle, Carol Butter (As substitute for Ann Edwards), Clare Davison, Leslie Gibson, Patricia Gray, KD Johnson and Andy Todd

APOLOGIES

Cllrs Ann Edwards (non-business), Ken Murgatroyd (Non-business) – It was RESOLVED to accept the reasons for the apologies from both Councillors.

IN ATTENDANCE

Mrs Z Caddy– Clerk.

156.25 DECLARATIONS OF INTEREST

There were no declarations of interest.

157.25 PUBLIC DISCUSSION PERIOD

There were no members of the public in attendance.

158.25 MINUTES

The Minutes of the Meeting held on 16th September 2025, having been circulated, were taken as read, confirmed and signed.

159.25 MATTERS ARISING ON THE MINUTES

There were no matters arising.

160.25 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 |
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| P/VOC/2025/05985 | <p>Location: 4 Park Homer Drive, Colehill, Dorset, BH21 2SR</p> <p>Proposal: Erect single story side and two story rear extensions. Raise roof and new undercroft garage (with a variation of condition 2&4 of planning permission P/HOU/2022/05167 to amend the list of approved plans & reword the condition to in accordance with submitted details)</p> <p>Comment - It is very frustrating when developers proceed with applications other than what has been granted as per the plans as it sometimes the case. We would like to be able to see planning enforcement notices so that we can take these into account in our</p> |

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| | discussions and make comments on these issues. Also – there is no site notice. |
| P/HOU/2025/05896 | <p>Location: 1 Green Bottom, Colehill, Dorset, BH21 2LW</p> <p>Demolition of existing timber lean-to store and demolish the single storey element, erect two-storey extension, erect single storey extension, demolish masonry porch/single storey addition, dormers, fenestration alterations.</p> <p>Comment – There is no site notice. We would request a Construction Method Statement to prevent congestion as we have concerns that Green Bottom is narrow and there is particularly narrow access to number 1.</p> |
| <p>Planning application: P/VOC/2025/06051</p> | <p>Location: Longhow, Dogdean, Colehill, Dorset, BH21 4HA</p> <p>Proposal: Demolition of existing dwelling and buildings, erection of five dwellings with associated garages, parking, ancillary infrastructure and landscape planting (variation of condition 2 of PA P/FUL/2024/01423 to detach units 2,3 & 4; revise approved fenestration on all units; add chimney to rear elevation of Units 1 & 5; relocate garage for Plot 5</p> <p>No comment</p> |
| P/FUL/2025/06295 | <p>Location: 10 Weston Road, Colehill, Dorset, BH21 2SF</p> <p>Proposal: Erect single storey rear extension & bin store, demolish existing garage and conservatory. Change of use of residential property (Use Class C3) to pharmacy (Use Class E).</p> <p>Support in theory although we have concerns re parking/traffic on Western Road and surrounding roads. No site notice as at today - 28th October.</p> |
| P/HOU/2025/06182 | <p>Location: 4 Whiteways, Colehill, Dorset, BH21 2PQ</p> <p>Proposal: Erect single storey rear extension. Re-roofing of existing single storey rear element to existing house. Remodelling of existing residence to improve layout arrangement.</p> <p>No comment. site notice.</p> |
| P/HOU/2025/06370 | <p>Location: 30 The Vineries, Colehill, Dorset, BH21 2PX</p> <p>Proposal: Erect single storey rear and side extension, creating integral garage including internal alterations. Roof alterations forming new loft room.</p> <p>No comment. No site notice.</p> |

Concern was raised by several members about the lack of time between the publication of the last three applications and the Council's meeting in public and discussion. It was therefore NOTED that the public may wish to attend the next Committee meeting on 11th November to make their representations and the Committee will be open to hearing them.

Members were reminded that there is no legal obligation to comment and the Committee have previously resolved to triage applications and only discuss those that are potentially contentious, large or where there is a request by a Councillor or Colehill resident.

161.25 PLANNING DECISIONS

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

| PA No | Development Proposed |
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| P/FUL/2025/03540 | Location: 120A Wimborne Road West, Colehill, Dorset, BH21 2DT Proposal: Change of use of the 2 first-floor flats from residential (C3) to commercial (Class E) associated with the ground floor commercial unit. |
| P/FUL/2025/04228 | Location: Eastcote, Colehill Lane, Colehill, Dorset, BH21 7AP Proposal: Change of use from salon to residential dwelling |
| P/HOU/2025/04291 | Location: 45 Wimborne Road West, Colehill, Dorset, BH21 2DQ Proposal: Erect a timber shed on the front lawn. |
| P/LBC/2025/04097 | Location: Barley Mow, Long Lane, Holt, Dorset, BH21 7AH Proposal: Forming an aperture within an internal structural wall. Creating a small pitched roof single storey extension and erecting a stretch tent |
| P/FUL/2025/04098 | Location: Barley Mow, Long Lane, Holt, Dorset, BH21 7AH Proposal: Forming an aperture within an internal structural wall. Creating a small pitched roof single storey extension and erecting a stretch tent |
| P/HOU/2025/03856 | Location: 11 Tower Lane, Colehill, Dorset, BH21 2QP Proposal: Alterations and extensions to rear of bungalow with gable end extension to roof over existing garage with accommodation. |
| P/HOU/2025/04730 | Location: 70 Pilford Heath Road, Colehill, Dorset, BH21 2NB Proposal: Replace and extend existing raised timber deck |
| P/HOU/2025/05094 | Location: 85 Cutlers Place, Colehill, Dorset, BH21 2HX Proposal: Infill existing porch to create WC. Relocate front door and stepped access. |

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| <p>P/HOU/2025/05479 *</p> | <p>Location: 120 Lonnen Road, Colehill, Dorset, BH21 7AZ Proposal: Erect single storey front extension, alterations and solar panels</p> <p><i>NOTE - Colehill Parish Council requested a Construction Method Statement was secured by condition to ensure Wood View and Pilford Heath Road are not obstructed by vehicles and material deliveries during the works. Due to the small scale of the proposed development and availability for off road parking at the application site a condition is not considered reasonable or necessary.</i></p> |
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DORSET COUNCIL LOCAL PLAN WORKING GROUP TOR AMENDMENT

162.25 It was RESOLVED to amend the Local Plan Working Group TOR to include the following:

- d) Monitor the progress of the Dorset Design Code project & engage in relevant meetings.
- e) Monitor the progress of the Dorset Local Plan development & engage in relevant meetings.
- f) Analyse communications from external sources regarding the Local Plan.
- g) Present findings to HPE committee meetings or Council meetings and seek approval for courses of action.

163.25 RISK ASSESSMENT

The Woodland Risk Assessment attached at Appendix 1 to the Minutes in the Minute book was RESOLVED and adopted.

164.25 DORSET DESIGN CODE

A verbal report was received from Cllrs Palmer on the recent consultation meeting attended by himself and Cllr Johnson.

165.25 OLIVERS PARK IMPROVEMENTS

The following improvements were RESOLVED:

- 1 Replant one tree in Oliver's Park which has died
- 2 Re-seed the bare ground left behind after the recently moved goals.
- 3 Have the Fields in Trust plaque installed in a stone at a cost of £2,500 +VAT near the noticeboard.
- 4 Have the bench in the play area repainted at a cost of £150 – to match the picnic tables. (and the picnic tables looked at and repainted if necessary)

166.25 WAR MEMORIAL/BUS SHELTERS

Members NOTED there were no faults to report.

167.25 OLIVER'S PARK/ST MICHAELS DIRT

Members NOTED there were no faults to report.

168.25 HIGHWAY MATTERS FOR REPORT

- (a) Leigh Road – major issues due to roadworks and the temporary lights not being aligned correctly. There will be 4 phases of works between now and mid-December.
- (b) One Stop hole in the pavement.
- (c) Bollard knocked over by the Chicanes on Middlehill.
- (d) Water leak at the junction of Freemans on Hayes Lane.

169.25 ITEMS FOR DISCUSSION AND CLOSE OF MEETING

No items.

The Meeting ended at 8:30 pm.

CHAIR