

At a Meeting of the **HIGHWAYS PLANS & THE ENVIRONMENT COMMITTEE** of COLEHILL PARISH COUNCIL held at COLEHILL VILLAGE HALL on **29th March 2022**, at **7:15pm**.

PRESENT

Cllr KD Johnson, Chair

Cllr Leslie Gibson, Vice-Chair

Cllrs Michael Gibbs, Mark Keniston, Andy Todd and Emma Urquhart

APOLOGIES

Cllrs Nigel Bridle, Clare Davison, Liz Bradbury

IN ATTENDANCE

Mrs Z Caddy– Clerk and 3 Members of the public

197.22 DECLARATIONS OF INTEREST

There were no declarations of interest.

198.22 PUBLIC DISCUSSION PERIOD

3 members of the public made representations.

199.22 MINUTES

The Minutes of the Meeting held on 22nd February 2022, having been circulated, were taken as read, confirmed and signed.

200.22 MATTERS ARISING ON THE MINUTES

There were no matters arising.

201.22 PLANNING APPLICATIONS

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

PA NO	DEVELOPMENT PROPOSED
P/FUL/2022/01217	Dumpton School Erect extension to form new entrance to the Pre-Prep and Nursery building together with covered lean-to for outdoor play. No objection
P/FUL/2022/00763	58 Lonnen Road Demolish existing house and erect two detached dwellings. OBJECTION - The allocated parking spaces would seem to be inadequate for 2 * 4 bedroomed properties. It is very likely that properties of this size and prestige would require 3 parking spaces each, but in any case the Dorset Council's parking calculator suggests that a development of 2 * 4 bedroomed houses would require 1 additional unallocated space and one visitor space. It would be good, in such a modern design, to see

	<p>provision for electric charging points in the allocated parking bays.</p> <p>There is inadequate turning space in front of House 2 to allow turning of a fire service appliance and the access drive, although amply wide at 5m, would require such a vehicle (or similar vehicle used for deliveries etc) to reverse approximately 40m - possibly all the way into Lonnen Road. This is in excess of the maximum 20m reversing acceptable to the fire service.</p> <p>The futuristic design of the buildings would be at odds with the vernacular styles elsewhere in Lonnen Road. The raised ground at the rear would create overlooking issues into the properties at 56 and 60 Lonnen Road.</p> <p>The establishment of back-garden development and shared bin collection areas in Lonnen Road, which has many houses with long rear gardens, would create an unwelcome precedent and potentially a rush of "me too" applications. We consider that this would be to the detriment of the locality.</p> <p>We note the comments from neighbours, who raise the issue of surface water run-off and an already overcapacity sewerage system - which often causes problems in the housing opposite.</p>
P/HOU/2022/01338	<p>48 Highland Road Proposed erection of rear orangery (existing conservatory to be removed). re submission of planning application 3/21/0450/HOU</p> <p>No comment</p>
P/HOU/2022/01254	<p>31 Canford Bottom Roof extension from hipped roof to gable ends, and front dormer window.</p> <p>No comment.</p>
P/FUL/2022/01877	<p>Land West of 38 Canford Bottom Erection of 4 Dwellinghouses.</p> <p>OBJECTION - Inadequate car parking and lack of access for emergency vehicles as highlighted by building control. We would also question whether this requires change of use from light industrial to residential. This land has been industrial use for a long period and we would prefer it stays as industrial land.</p>

Cllr Gale arrived at the meeting at 7:53pm in readiness for the Finances & General Purpose meeting at 8pm. He will observe for the rest of the meeting.

202.22 PLANNING DECISIONS

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

PA No	Development Proposed
3/21/0646/HOU	Beechcroft, Northleigh Lane, Colehill, Dorset, BH21 2PN Alterations and extensions to existing dwelling; form new access; and erect detached garage with accommodation over
3/21/1363/HOU*	9 Park Homer Drive, Colehill, Dorset, BH21 2SR Proposed side extension (to link garage and main dwelling) and formation of an additional storey with alterations to the existing dwelling and garage
P/FUL/2021/03912	Hayeswood First School Colehill, Dorset, BH21 2HN Formation of a new vehicle entrance, relocate existing pedestrian entrance and reformation of the car park and car park spaces.
P/HOU/2021/04872	Woodlawn Furzehill Colehill BH21 4HD Erect detached garage
P/HOU/2021/05006	18 Kyrchil Lane Colehill BH21 2RT Single storey front and rear extensions
P/HOU/2021/05281	57 Mallard Road Colehill Wimborne BH21 2NL Rear and Side Extension - Single Storey with Garage Removal
P/HOU/2021/05213	23 Wimborne Road West Canford Bottom Wimborne BH21 2DG Raise roof to provide first floor accommodation. Build rear extension and front porch. Make alterations and provide attached garage.
P/VOC/2022/00077	36 Hayes Close Canford Bottom Wimborne BH21 2JL Variation of condition 2 of approved planning permission 3/21/1430/HOU (for: Single storey rear extension, raise roof and form rooms in roof-space) to permit the rear extension to project a further 675mm and to remove the existing arch above the front entrance door

(b) The following applications have been REFUSED by DC:

3/21/1224/FUL	Land at rear of 11 Brackenhill Colehill BH21 2LT Sever land and erect 1no. detached dwelling with access from Green Bottom
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P/HOU/2021/04138	179 Cutlers Place Colehill BH21 2HY
	Two storey side extension and loft conversion.

203.22 PROPOSAL TO IMPROVE APPROACH TO PLANNING APPLICATIONS

It was RESOLVED to deal with planning applications with a differing approach. This means listing every application which comes into the Clerk, on our website to ensure clear visibility for residents. This may help to plug the gap left by residents not being written to by Dorset Council when an application is close in proximity to their property. Applications will then be triaged by the Chair and the Clerk (delegated powers under the Local Government Act 1972 s.101) and are deemed requiring discussion in a public meeting if they are contentious, complicated or where a resident requests a public discussion. These will be discussed at the next available meeting provided the commenting deadline allows.

204.22 UPDATE ON MEETING WITH DORSET COUNCIL RE HIGHWAYS

Cllr Gibson gave an overview of the meeting held between the Parish Council & Dorset Council. It was RESOLVED to proceed with the investigation with DC and communications with residents in connection with possible pedestrian crossings on Middlehill.

205.22 SID

It was RESOLVED to chase Dorset Council for a survey of traffic to be carried out at Leigh Road and Burts Hill and to explore pricing for a new SID in line with Dorset Council's recommendation but one that also collects data.

206.22 BENCHES

Members NOTED there were no faults to report.

207.22 WAR MEMORIAL/BUS SHELTERS

Members NOTED there were no faults to report.

208.22 GRIT BINS

Members NOTED there were no faults to report.

209.22 HIGHWAY MATTERS FOR REPORT

- (a) Cllr Johnson has complained about a patch on Smugglers Lane which has been dealt with, but also he has reported one on Long Lane which has been marked up but not carried out yet.

210.22 ITEMS FOR DISCUSSION AND FUTURE AGENDA

- (a) Southern Gas could be requested to repaint the gas governor housings.

The Meeting ended at 8:42 pm.

CHAIR