

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at COLEHILL MEMORIAL HALL on **14 January 2020**, at **7.15pm**.

PRESENT

Cllr David Packer, Chairman

Cllrs Nigel Bridle, Clare Davison, Leslie Gibson, KD Johnson, David Mitchell, Stefan Morawiec, Emma Urquhart and **Andy Gale, (Rota Member)**.

APOLOGIES

Cllrs Susan Cowsill, Pete Cunningham, Charlotte Greening,

IN ATTENDANCE

Mrs Z Caddy – Clerk.

322.20 APPOINTMENT OF VICE-CHAIRMAN OF COMMITTEE

It was proposed, seconded and RESOLVED that Cllr Gibson be appointed Vice-Chairman of Highways, Plans and the Environment until the Annual Council Meeting at the end of May in the absence of Councillor Cowsill. It was pointed out at the time that Cllr Cowsill's leave does not officially start until after it is RESOLVED by Council on 21st Jan to grant her time off, even though she has already been unable to attend several meetings, so in theory this position would not start until after that had taken place.

323.20 DECLARATIONS OF INTEREST

There were no declarations of interest.

324.20 PLANNING APPLICATIONS

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

PA NO	DEVELOPMENT PROPOSED
3/19/2140/HOU	45 Hayes Close Conversion of roof space to habitable accommodation and 2 storey side and single storey front extension with green flat roof. No objection
3/19/2150/HOU	45 Pilford Heath Road Raise roof to create two storey dwelling, add single storey front extension and erect garage with room above. No objection
3/19/2291/HOU	2 Hayeswood Road Two storey side extension No objection
3/19/2363/HOU	Nanook, Green Bottom Single storey side extension, raise roof to create first floor habitable accommodation, replacement attached single garage and raised decking to rear.

	OBJECTION as the application is unneighbourly by virtue of its dominance over existing properties and not in accordance with Policy HE2 of the CED core strategy. If it were to be approved, mitigation would need to be applied to the track road.
3/19/2440/HOU	9 Quarry Road Single storey side and rear extensions, extend and convert roof space into habitable first floor accommodation and internal alterations. No objection
3/19/2388/HOU	1 Colborne Avenue Raise and extend ridge height to create first floor habitable accommodation No comment
3/19/2449/FUL	Land south of Leigh Road BH21 2DA Replace approved retail unit (not commenced) with 64 bed care home with associated access, car parking, foul and surface water drainage and landscaping. Following lengthy discussion, it was suggested that a retail unit was not certain to succeed. A vote was taken. No objection (6:2:1 abstention)

325.20 DELEGATED POWERS

Cllr Packer reported on his comments made under delegated powers on planning applications

3/19/2320/HOU	Beechy Heights Boundary Drive Two storey rear extension. Remove gabled roof and replace with raised flat roof forming additional storey to create 1st floor habitable accommodation. Extensions and alterations to dwelling, redesigned scheme – resubmission following recent refusal (3/19/1760/HOU). The initial application was for a two storey rear extension. Remove gabled roof and replace with raised flat roof forming additional storey to create 1st floor habitable accommodation. This new application is for a ridged roof instead of the earlier proposed flat roof, thereby raising the height by 1.7m. Beechy Heights is a very plain bungalow with a garage underneath and sits on a steeply sloping site, which itself is at the end of a long drive sloping down. It is scarcely visible being surrounded by dense vegetation. It is adjacent to the Conservation Area of Burts Hill/Merriefield and the Special Character Area of Giddylake/Beaucroft but makes no contribution to them either positively or
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	<p>negatively. The closest building is Bell's House some 400m away down the continuing slope.</p> <p>The present building has no architectural merit and was described by the Conservation Officer rather harshly as resembling a static caravan. The initial application (1760) proposed pseudo-modern cladding with a flat roofed upper storey. Again, this did not have an appealing design and was not supported by a design statement. The current application proposes a ridged roof which is more conventional but increases the apparent bulk from the front southeast view. It is considered that this does not cause undue harm to the surroundings.</p> <p>Conclusion In a balanced decision the Colehill Parish Council has NO OBJECTION to the application,</p>
3/19/2284/LB	<p><u>442 Burts Hill</u></p> <p>Install 'conservation type' rooflight and replace ground floor window (east elevation) with new stable door. Internal alterations.</p> <p>The proposal is to install a conservation type rooflight and to replace a ground floor window (east elevation) with new stable door, with some Internal alterations.</p> <p>The building is a Grade 2 listed cob and thatch cottage in the Conservation Area of Burts Hill. It was originally a National Trust property but has been in private ownership since 2000. It is approached by a short stub bridleway and faces at right angles to Burts Hill. There have been numerous additions and alterations, principally in 2008, while maintaining the integrity of the listed building. There is already a conservation type rooflight on the west side.</p> <p><i>The change of a ground floor window on the east side to a stable door provides a second exit from the property and is welcome from a fire safety consideration. It is in keeping with the rest of the building. The new rooflight does not detract and the street scene is unaltered. The proposed internal alteration is minor.</i></p> <p><i>There are no planning issues.</i></p> <p><u>No Objection</u></p>

326.20 PLANNING DECISIONS

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

PA No	Development Proposed
3/19/2090/PNH H	1 Lawns Road, Colehill, Dorset, BH21 2JP Single storey rear extension providing new kitchen/Dining area and converting old kitchen into study including provision of new window to side elevation. Roof Lights to be incorporated in new roof. Prior approval not required.
3/19/2081/FUL*	30 Hayes Lane, Canford Bottom, Dorset, BH21 2JF Erect 1no. 4 bed chalet bungalow and 1no. 3 bed chalet bungalow with associated parking and access (demolish existing dwelling). (Revised Scheme to 3/19/1568/FUL)
3/19/2019/HOU	Oakwood, Smugglers Lane, Colehill, Dorset, BH21 2RX Erect a detached oak framed workshop
3/19/2223/PNH H	11 Dogdean, Colehill, Dorset, BH21 4HA Single storey rear extension to measure 6.00m in length, with a maximum height of 3.00m and a height to eaves of 3.00m Prior approval not required
3/19/2202/CLP	11 Dogdean, Colehill, Dorset, BH21 4HA Erect a detached one bedroom annexe incidental to the use of the existing dwelling house Lawful

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

PA No	Development Proposed
3/19/2116/NM A	28 Hayes Lane, Canford Bottom, Colehill, Dorset, BH21 2JF Non material amendment to approved P/A 3/19/0486/HOU to remove the double doors to side store and reduce footprint on this side (S)

* CPC made no comment

327.20 WALKING AND CYCLEWAYS

Suggestion were made as to what ideas the Council could put to the Walking and Cycling officer during their consultation with Town and Parish Councils. It was AGREED that this would be listed on the next agenda as one or two proposals needed further investigation.

328.20 LONNEN ROAD DROPPED KERB

The quote was examined from Dorset Council to carry out the removal of the redundant dropped kerb next to the Co-op in Lonnen Road. It was AGREED in principle that it was necessary but referred to Council next week due to the cost involved.

329.20 PUBLIC BENCHES

Members NOTED there were no further faults to report.

330.20 WAR MEMORIAL/BUS SHELTERS

Members NOTED there were no faults to report.

331.20 PLAY AREA/ST MICHAEL'S DIRT

Members NOTED there were no faults to report. Cllr Morawiec has volunteered to go onto the BMX track inspection rota.

332.20 SPEED INDICATOR DEVICE

Members NOTED that the Speed Indicator Device was located at Fiveways and that Friday 10th January a speed of 79mph was recorded. As usual these results are shared with the police.

333.20 GRIT BINS

Members NOTED there were no faults to report. The bin located at Glynville Road needs the lettering painting on.

334.20 MINUTES

The Minutes of the Meeting held on 3rd December 2019, having been circulated, were taken as read, confirmed and signed.

335.20 MATTERS ARISING

There were no matters arising.

336.20 HIGHWAY MATTERS FOR REPORT

- (a) Cllr Urquhart said there is a pothole outside Beaucroft School. This will be logged if not already done so.
- (b) Cllr Johnson said that he and Dorset Cllr Roe have secured funding now within Dorset Council to get all the street name plates that are damaged or missing, repaired or replaced. He has given Dorset Council a list of the ones needing attention that are in Colehill.

337.20 ITEMS FOR DISCUSSION AND FUTURE AGENDA

Cllr Mitchell said that he would be attending the East Dorset Environment Partnership meeting tomorrow to discuss the Supplementary Planning Document and he would report back.

The Meeting ended at 8:36 pm.

CHAIRMAN