

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at COLEHILL MEMORIAL HALL on **01 October 2019**, at **7.15pm**.

PRESENT

Cllr David Packer, Chairman

Cllrs Nigel Bridle, Charlotte Greening, Emma Urquhart

APOLOGIES

Cllrs Susan Cowsill, Clare Davison, Leslie Gibson, KD Johnson, David Mitchell
Stefan Morawiec

IN ATTENDANCE

Mrs Z Caddy – Clerk.

Mr Geoff Chopping – he came to speak about planning application 3/19/1702/CLP (11 Dogdean). However, this was not the planning application on the agenda.

192.19 DECLARATIONS OF INTEREST

There were no declarations of interest.

193.19 PLANNING APPLICATIONS

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

PA NO	DEVELOPMENT PROPOSED
3/19/1492/HOU	31 Canford Bottom Single storey rear extension, dormer window in rear roof slope and additional skylight to South East elevation No objection
3/19/0362/HOU	Giddylake House, Giddylake 2 storey rear extension, balcony, single storey side extension and the formation of annex accommodation through garage conversion. Members feel it is unlikely to be used on its own and is more likely to be used as an add-on to the main house. No objection.
3/19/1683/HOU	Conifers, Colehill Lane Raise roof to create first floor habitable accommodation with windows, roof lights and PV panels. No objection
3/19/1680/HOU	11 Dogdean Single storey rear/side extension with 3 no. roof lights. New windows and doors to ground floor. New replacement window to first floor north elevation. No objection.
3/19/1670/FUL	Merrifield House, Smugglers Lane Erect brick gate piers with cappings, metal railings and timber gates (retrospective)

	There have been no objections from neighbours as to how the works look. No objections.
3/19/1671/LB	Merrifield House, Smugglers Lane Erect brick gate piers with cappings, metal railings and timber gates (Retrospective) There have been no objections from neighbours as to how the works look. No objections.
3/19/1597/HOU	21 Greenhill Road Two storey rear and side extension. New windows and doors. The members have noted that the Conservation Officer has recommended using more traditional doors and windows, and wish to raise no objection.
3/19/1617/HOU	7 Greenhill Close Demolish existing conservatory and form new single storey extension with internal alterations. No objection
3/19/1760/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. The members feel that as long as the trees are protected in accordance with the tree officer's comments they wish to raise no objection.
3/19/1679/HOU	19 Wimborne Road West Change hipped roof to gables and form new balcony No objection
3/19/1749/HOU	7 Bridle Way Single storey front extension No objection
3/19/1898/FUL	St Michael's Middle School Replace existing boundary fencing to enhance security No objection

194.19 PLANNING DECISIONS

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

PA No	Development Proposed
3/19/1142/HOU	7 Lonnen Road, Colehill, Dorset, BH21 7AT New front and rear dormers to provide second floor habitable accommodation.
3/19/1018/CONDR	Former Church Site, Wimborne Road West, Canford Bottom, BH21 2DU Variation of Conditions 2 & 9 of Planning Permission 3/18/3034/FUL (for 6 flats and parking) to Amend windows to

	include Frame colour change to white upvc; Removal of stone sills; Removal of plinth; Relocate bin store; Increase in roof overhang & internal alterations
3/19/1019/FUL	Former Church, Wimborne Road West, Canford Bottom, BH21 2DU Construction of block of 8 apartments on 3 floors. Revision to scheme approved under Planning Permission 3/18/3034/FUL (for a two-storey block of 6 apartments) to include additional 2 x 1 bedroom apartments in a second floor within the roof space. As amended by plans rec'd 29/7/18 to revise bin store position/design and reduce size of dormer windows.
3/19/1446/HOU	85 Pilford Heath Road, Colehill, Dorset, BH21 2LY Raise roof to form first floor habitable accommodation with dormers front and back. Two storey front extension. New porch.
3/19/0783/HOU	Mountain Ash, Merrifield, Colehill, Dorset, BH21 7AJ Construction of double garage with one open bay
3/19/1131/HOU	5 Middlehill Road, Colehill, Dorset, BH21 2SA Two storey side extension and extend loft to create habitable living accommodation.
3/19/1456/HOU	31 Hayes Close, Canford Bottom, Colehill, Dorset, BH21 2JJ Raise roof to create habitable living accommodation and erect a single storey rear extension.

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

PA No	Development Proposed
3/19/0949/FUL	73 Hayes Lane, Canford Bottom, Colehill, Dorset, BH21 2JD Demolish existing garage, sever land and erect a two bedroom bungalow with parking. As amended by plans rec'd 20/6/19, 18/7/19 and 6/8/19 to move dwelling further from SW boundary with 2 Jessop Rd; reshape footprint of dwelling and amend parking area.
3/19/1568/FUL	30 Hayes Lane, Canford Bottom, Colehill, Dorset, BH21 2JF Erect 1 no.4 bed chalet bungalow and 1 no.3 bed chalet bungalow with associated parking and access (demolish existing dwelling).

195.19

TREE MATTERS

PERMISSIONS FOR TREE WORK

(a) DC has granted permission for tree surgery work as follows:

Order	Details
3/19/1627/TTPO	Hazelbank, Leigh Lane, Colehill, Dorset, BH21 2PR Oak T1: Reduce lateral branches on NW side by up to 3m; crown thin by 20% concentrating on branch ends with a cut diameter not exceeding 40mm.
3/19/1779/TTPO	North Park, 1 Park Homer Road, Colehill, Dorset, BH21 2SP

	T2, T3, T8 Conifer, T4 Holly, T5 Silver Birch, T6 Oak & T7 Yew hedge: Fell.T9 Holly: Remove limb over garage.T10 Chestnut: Remove damaged limb.
--	-------------------------------------------------------------------------------------------------------------------------------------------------

(b) DC has granted the following Tree Preservation Order:

CO/183	The TPO has been made on an oak tree growing near the front boundary of the property at 30 Hayes Lane Colehill.
--------	-----------------------------------------------------------------------------------------------------------------

196.19 PUBLIC BENCHES

Members NOTED there were no faults to report.

197.19 WAR MEMORIAL/BUS SHELTERS

Members NOTED there were no faults to report.

198.19 PLAY AREA/ST MICHAEL'S DIRT

Members NOTED there were no faults to report.

199.19 SPEED INDICATOR DEVICE

Members NOTED that the Speed Indicator Device was located at Fiveways, and reviewed the latest data.

200.19 GRIT BINS

Members NOTED there were no faults to report and that they were not in need of refilling at the moment.

201.19 MINUTES

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

202.19 MATTERS ARISING

The wording for minute 160.19 in connection with planning application number 3/19/1504/FUL should read Cllr Morawiec commented that this goes against the spirit of the Housing Association to build like this. Cllr Bridle said that this could be setting a precedent for other garage blocks to be knocked down and built on. Cllr Johnson said that the proposed houses were too small, lots of overlooking and too cramped and inconvenient. It would completely deprive New Merrifield of parking and disadvantage many residents.

The Chairman summarised the discussion which was that Colehill Parish Council should object strongly to this application by Aster, a housing association. Removal of the garage forecourt will have a profound effect on the many residents of New Merrifield where parking on the narrow roadways/tracks is extremely difficult. It may be true that the garages are not suitable for modern cars, but they have their uses and more so the forecourt. Furthermore, while the proposed semi-detached houses may have sizes of accommodation to national standards, the designs of the bathrooms and bedroom 3 are awkward and impractical.

203.19 HIGHWAY MATTERS FOR REPORT

- (a) Cllr Morawiec would be responding to Dorset Council in their Consultation for the road closure request to carry out the works necessary to form the new school opening.

204.19 ITEMS FOR DISCUSSION AND FUTURE AGENDA

Members need to go and inspect the area at Dales Drive so that the proposal of installing a litter bin there can be discussed again.

The Meeting ended at 8:10pm.

CHAIRMAN