

At a Meeting of the **HIGHWAYS & PLANS COMMITTEE** of COLEHILL PARISH COUNCIL held at COLEHILL MEMORIAL HALL on **3<sup>rd</sup> December 2019**, at **7.15pm**.

**PRESENT**

Cllr David Packer, Chairman  
 Cllrs Nigel Bridle, Pete Cunningham, Clare Davison, Leslie Gibson, Charlotte Greening, KD Johnson, David Mitchell, Stefan Morawiec, Emma Urquhart, and **Janet Dover (Rota Member)**.

**APOLOGIES**

Cllrs Susan Cowsill

**IN ATTENDANCE**

Mrs Z Caddy – Clerk.

14 Members of the public to talk about both planning application 3/19/1642/FUL and 3/19/2194/FUL. Representations were made against 3/19/2194/FUL mainly due to concerns of two residents about surface water and drainage, and that the applicants have not made any real changes to their previous application which was refused.

Representation were made for and against planning application 3/19/1642/FUL, including from the applicant. Concerns were generally the noise and smell issue. Reasons of support were that it brings the community together.

**272.19 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**273.19 PLANNING APPLICATIONS**

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

<b>PA NO</b>	<b>DEVELOPMENT PROPOSED</b>
3/19/2146/FUL	<p><a href="#">Dumpton School, Dean Grove House</a>                      Demolish four buildings and erect two buildings for Headmaster's accommodation, office and maintenance /storage purposes to the south-west of the school campus.</p> <p>The Headmaster's accommodation is currently in the main house, part of which is also used for administrative purposes. The application is to remove a shambles of four buildings and to replace them with two new buildings. A suite is included in one and is intended as modern accommodation for the Headmaster.</p> <p>The site is in the Green Belt and a Conservation Area. As long as the new buildings do not exceed the size or appear more obtrusive than the old, the application could succeed. However, it is important that the old domestic accommodation ceases to be used as such otherwise there is the possibility of increasing the number of habitable buildings on the site. Dorset Council should be asked to apply a condition to this effect.</p>

	<p>NO OBJECTION SUBJECT TO CONDITION</p>
<p>3/19/1642/FUL</p>	<p><a href="#">14 Pilford Heath Road</a>  Change of use from C3 dwelling to mixed use C3 dwelling with mobile A3 catering van operating from garden.</p> <p>The application follows an Enforcement Order dated 13/6/19 for breach of planning control, i.e. the operation of a mobile catering van in the rear garden. The van is of modest appearance and seems to be a professionally converted horse box. There are benches and chairs in the garden functioning as an outdoor café. A Portaloo is on site, and there is a substantial garage and a presumed office to the rear.</p> <p>A key issue in determining this application will be the effect of the proposal on the amenity of neighbouring properties, in particular from noise and odour. This will be of particular significance if it is prolonged. It may be claimed that the so described “charity café” benefits the community in a general sense and/or by donation to charity. However, planning permission cannot be bought.</p> <p>There was support for some such facility in Colehill but opposition to the actual site. The committee considered mitigating the potential nuisance by limiting the frequency of opening and the size of the A3 area, but no consensus emerged.</p> <p>A vote to Object was taken (8:2:1 abstained)  <b>OBJECTION</b> – The proposal would significantly affect the amenities of the residents in the surrounding area.</p>
<p>3/19/2194/FUL</p>	<p><a href="#">73 Hayes Lane</a>  Sever land and erect a detached bungalow</p> <p>A similar application 3/19/0949/FUL was reviewed by the CPC and objected to on the grounds of flooding in the area. It was refused by Dorset Council with the following comment: -</p> <p>The proposal would provide an additional dwelling to add to the housing supply in the area and weight is apportioned to this in light of the Council’s current lack of 5-year housing supply. However, the weight to be apportioned to the impacts of the proposal on the occupants of 2 Jessopp Rd and the existing property at 73 Hayes Lane from disturbance arising from use of the parking and turning area; the loss of amenity to future occupants of the proposed dwelling arising from overlooking of its rear garden from 4 Jessopp Rd, and the likely impact on</p>

	<p>surface water drainage significantly outweighs the benefit from the additional dwelling for the housing stock.</p> <p>In a supporting document, the Agent argues against Dorset Council's claims of overlooking and disturbance. He offers a high hedge to afford privacy and raising the finished floor level FFL of the proposed building by 300mm to overcome the risk of flooding. The risk from an unidentified underground piping system remains unresolved.</p> <p>OBJECTION – Unanimous.</p>
<p>3/19/2174/HOU</p>	<p><a href="#">151 Lonnen Road</a></p> <p>Raised balcony to rear of dwelling, with access from dining area via new patio doors and stairs down to back garden</p> <p>The property is a split-level bungalow with bedrooms on the lower ground floor. The proposal is for a balcony at the main level with steps leading down to the garden. In essence it is a raised decking, the view from which is over the garden mainly. It should not cause substantial lack of privacy to the neighbours at Nos. 149 and 153, neither of whom has commented.</p> <p>NO OBJECTION - Unanimous</p>
<p>3/19/2238/FUL</p>	<p><a href="#">Grange End, Grange</a></p> <p>Erect replacement detached dwelling and detached garage (demolish existing)</p> <p>The proposal site is just outside the village envelope of Furzehill and is in the Green Belt. It is intended to demolish the existing bungalow and garage and replace them with a detached bungalow and detached garage. The existing dwelling has had several extensions to the rear.</p> <p>The replacement is a quality low-lying bungalow of no greater footprint than the existing and, since it does not reduce the openness of the Green Belt, there are no planning issues. Wessex Water has drawn attention to the need for surface water to be adequately disposed by soakaways.</p> <p>NO OBJECTION - Unanimous</p>

Cllr Cunningham arrived at the meeting at 7:25pm.

**274.19 PLANNING DECISIONS**

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

PA No	Development Proposed
3/19/1670/FUL	Merrifield House, Smugglers Lane, Colehill, Dorset, BH21 2RY Retain and reduce height of inner brick gate piers (with cappings), and metal railings and erect timber gates (partly retrospective)
3/19/1671/LB	Merrifield House, Smugglers Lane, Colehill, Dorset, BH21 2RY Retain and reduce height of inner brick gate piers (with cappings), and metal railings and erect timber gates (partly retrospective)
3/19/1258/HOU	6 Hayes Lane, Canford Bottom, Colehill Dorset, BH21 2JE Raise/extend roof to form additional living accommodation at first floor level as amended by plans received 21 October 2019 and 08 November 2019.
3/19/1739/HOU	Aspen, Marshfield, Colehill, Dorset, BH21 7AP Single storey rear extension to create orangery
3/19/1597/HOU	21 Greenhill Road, Colehill, Dorset, BH21 2RF Two storey rear and side extension. New windows and doors.

**275.19 POTENTIAL HIGHWAYS ACCIDENT OUTSIDE ST MICHAEL'S SCHOOL**

Cllr Janet Dover reported the concerns of a Wimborne resident who has just moved her child into St Michaels and a 'near-miss' she had observed. Cllr Urquhart commented that there has already been discussions on site in July with Highways about the issues and Highways are adamant that they are unable to make any changes or alterations to the Highways there. Cllr Davison said that perhaps if we are in liaison with the head of the school, jointly more pressure could be applied. It was also commented by Cllr Morawiec that it is the same situation in every school in the country, that the rest of the day other than drop off and collection times, the road is very peaceful. It was recommended to refer this matter to the Highways Improvement Schemes Working Party which consists of Cllrs Charlotte Greening, Janet Dover, KD Johnson, Nigel Bridle, David Mitchell and Emma Urquhart. This was AGREED. The head of St Michael's will be contacted to see if they would like to work with the working party to put together a 'problem statement' to send to Dorset Council and whether or not the head would permit the Council to perhaps issue leaflets out to parents.

The Clerk will get in touch with the concerned resident to update them and forward their email to Dorset Council's Community Highways Officers that cover Wimborne and Colehill.

**276.19 BUS SHELTER**

Following on from last year's request from a resident, members discussed the possibility of installing a bus shelter opposite Dales Drive. It was commented

that this is a really well-used bus stop and we should be striving to deliver what residents ask for as far as possible. The 4 quotes obtained by the Clerk were examined and it was proposed and seconded and RESOLVED to purchase a Shelter under the Parish Council Acts 1957 s1. and to use BC Shelters. They are the company that installed the shelter outside the Pharmacy last year and although it was the second cheapest, only by approx. £200, it was felt that the shelter would match exactly with the Pharmacy one and aesthetically would look far better. It was noted that the item is listed for discussion at the Finance and General Purposes meeting immediately following this meeting.

**277.19 PUBLIC BENCHES**

Cllr Urquhart said that she and the Clerk would be producing a report of all the benches and the state they are in, so as to look at refurbishment costs. Cllr Johnson said that when any refurbishment is taking place the plaques need properly cleaning.

**278.19 WAR MEMORIAL/BUS SHELTERS**

Members NOTED there were no faults to report.

**279.19 PLAY AREA/ST MICHAEL'S DIRT**

Members NOTED there were no faults to report.

**280.19 SPEED INDICATOR DEVICE**

Members NOTED that the Speed Indicator Device was located at Grange.

**281.19 GRIT BINS**

Members NOTED there were no faults to report.

**282.19 MINUTES**

The Minutes of the Meeting held on 12 November 2019, having been circulated, were taken as read, confirmed and signed.

**283.19 MATTERS ARISING**

There were no matters arising.

**284.19 HIGHWAY MATTERS FOR REPORT**

- (a) Cllr Johnson said he had reported another fly-tip and that if members do report fly-tips on the online facility then they should share this information so that the report is not duplicated by others.

**285.19 ITEMS FOR DISCUSSION AND FUTURE AGENDA**

Members were reminded that the January agenda will contain the item to form a list of walking and cycling suggestions for the Walking and Cycling Officer at Dorset Council, and could members submit their suggestions to the Clerk by January 6<sup>th</sup> 2020.

Cllr Morawiec reported that he is trying in vain to get hold of the person who houses the Speedwatch device, to be able to continue with the Speedwatch initiative. He is finding it very difficult, but will keep going.

The Meeting ended at 8:35 pm.

CHAIRMAN

DRAFT