

**Draft Minutes of the meeting of Dodford with Grafton Planning Committee
held on 31 July 2014 at 7.30pm**

Present: Councillors Vicky Churchill, Rachel Jennings, Alwyn Rea (Acting Clerk), Richard Scott and David Valentine (Planning Committee Chairman)

1. Apologies for absence

Councillor Terence Lee gave his apologies which were accepted

2. Declarations of interest

- i. None
- ii. None

3. To consider planning applications received

- i. **13/0275 – Parkgate Inn, 178 Kidderminster Road :** Part demolition and part new build to create three dwellings, parking and landscaping.
The inn has been operated as a restaurant for a number of years, initially as Rileys and latterly as Agra Fort. The Parish Council has no objection to the change of use of the existing building to residential. However they are opposed to the erection of two new residential units for the following reasons-
 - The property is located in the Green Belt and we question whether it qualifies as a brownfield site.
 - The proposed new ‘barn-style’ house would be obtrusive cutting off the view across fields (to the obvious detriment of existing cottages) and would also affect the views over the fields from Fockbury Road.
 - Reference is made to residential properties on the adjoining Park Gate Farm but these were all farm building conversions –no new build.
 - The style of the proposed new units is significantly different to and would not blend in with the existing property. In addition they would constitute a significant addition to the existing small cottage settlement.
 - A public right of way crosses the site and the County Footpaths Officer should be consulted about possible obstructions during and after construction.
 - If notwithstanding the above, the District Council planners were mindful to allow additional development the two new units should be single storey only to make them less obtrusive.
- ii. **14/0084 Sundays Hill, Whinfield Road –** Demolition and replacement of garage.
The Parish Council have no objection to this application which would replace an existing timber building using materials which would match those of existing adjacent buildings. The new garage would be set well back from the lane from which little of it would be visible. It would not be detrimental to the overall appearance of the Conservation Area.
- iii. Any other applications received
None received

4. To consider planning appeals received

None received

5. To note any planning decisions received

None received

6. Enforcement/Environmental issues

None

Signed..... Chairman