

Draft Minutes of the meeting of Dodford with Grafton Planning Committee held on 26 August 2014 at 7.30pm

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

1. Apologies for absence

Councillors Rachel Jennings, Terry Lee and Vicky Churchill gave their apologies which were accepted

2. Declarations of interest

- i. None
- ii. None

3. To consider planning applications received

- i. **14/0388 – Camp Hill, Woodland Road** - The erection of a timber frame building clad with yorkshire boarding under a metal box profile sheeted monopitch roof providing accommodation for three horses together with hay and straw storage. For personal equestrian use
The Parish Council has no objection to this proposal for the erection of what is clearly an animal shelter. The Parish Council recommends however that if approved it should be made explicit that any future application for change of use to residential purposes would not be supported.
- ii. **14/0449 – Muffins Hill, Bungay Lake Lane** - The removal of an existing single storey mobile dwelling bungalow with a proposed permanent structure for domestic dwelling use
The Parish Council strongly objects to this application for the following reasons –
 - This is an application to erect a permanent residential unit in the Green Belt.
 - The original owners were granted permission to site a caravan on what was a greenfield site in order to provide accommodation for a person or persons who needed to reside there to care for farm stock to be located on the field. We question whether this need remains.
 - It is understood that when the original owners were no longer in residence the District Council sought to enforce the removal of the caravan but this was not pursued.
 - The original caravan was replaced by the present 'park home' which remains serviceable if the original 'animal care' justification still obtains.
 - If this application were approved it would create a dangerous precedent and render it difficult to resist future attempts to replace temporary caravans with permanent residential units.
- iii. Any other applications received
None

4. To consider planning appeals received

- i. **14/0396 – Crowfields Farm, Fockbury Road** - Appeal against non determination of a planning application for a proposed utility extension
The Parish Council has not previously been consulted on this application which appears not to have been processed by BDC planning officers. The application to build a single storey extension is clearly part of a significant alteration to the existing layout of the house but, of itself, is not something to which we would have any objection.

5. To note any planning decisions received

- i. **Planning application 14/0511 – West Lodge, Swan Lane – Prior notification of change of use from agricultural to residential (C3)**

Refused

The Parish Council is concerned that it was not given the opportunity to consider and comment on this application and asked the Clerk to take up this matter with the District Planning Officer.

- ii. **Planning application 14/0471 – Parkgate Nurseries, 169 Kidderminster Road –**

Change of use of two redundant barns and adjacent hardstanding from agriculture to retail

Refused

6. Enforcement/Environmental issues

None

The meeting closed at 8.00pm

Signed..... Chairman