

DRAFT Minutes of the meeting of Dodford with Grafton Planning Committee held on 9 July 2019 at 7.30pm

Present: Councillors Lynne Griffin, Rachel Jennings (Planning Committee Chairman), Rory Lydon, Alwyn Rea, Jonathan Shapiro and Scottie Sanderson

1. Apologies for absence

Clerk Kay Stone gave her apologies and Cllr Shapiro took the notes

2. Declarations of interest

- i. None
- ii. None

3. To consider planning application consultations received

- i. **19/00685 – Dodford Inn, Whinfield Road** – Internal alterations to create additional rooms in the loft with new roof lights, and partial resurfacing of existing overflow parking

The Parish Council Objects to this Application. Three issues were raised regarding this application:

- a. Parking - The area of the field that is already used for overspill has never been granted permission for parking, so the current attempts to formalise this arrangement is felt inappropriate, both in terms of the development itself, and in terms of its impact on the openness of the Green Belt and the rural character ; the Pub is known as “the Pub in the Field”, and the Parish Council feel that it would be detrimental to lose that definition. To the east side of the main car park a large area of hard standing was installed some time ago by the current owner. Although this too has never been given formal planning permission, it was felt that it would be preferable to use this existing area of hard standing for overspill car parking rather than the current suggested site by the applicant. Not only would this arrangement have less visual impact, it would mean no further change of use of land in the green belt. Thus, if Bromsgrove District Council is minded to approve this application for extra parking, the Parish Council would request the inclusion of a buffer zone; hedging, trees to minimise the impact on the neighbouring properties providing a measure of privacy and protection from car lights and noise would be beneficial. The Parish Council feel it appropriate to make this recommendation.
- b. Alterations to create additional rooms in the loft - The Parish Council has no objection to this proposal but seeks assurance that the roof is not being used by bats. A previous tenant of the Dodford Inn (Mr Richard Scott), had stated that there were bats in the loft, although there does not seem to have been a formal bat survey carried out at that time.
- c. Site development - The Dodford Inn site has been massively developed over the past few years, and while its success is to be welcomed, there seem to have been several additions for which permission has never been sought (or given). On the site map presented for the current applications, for example, there are several omissions:
 - i. The permanent, roofed, barbecue area is not shown
 - ii. Several outbuildings are not shown
 - iii. The permanent, roofed, Pizza preparation building is not shown
 - iv. The positioning and number of existing parking spaces is not shown, nor the fact that the parking area has apparently been extended beyond the area previously approved
 - v. The container on the car park is not shown

In the light of all this development, and the seeming tendency to go beyond the permissions granted, the Parish Council feel that the Dodford Inn is probably reaching the limits of its potential development as a destination pub in an unspoilt rural area within a green belt.

ii. **19/00666 – Little Yarnold Farm, Yarnold Lane – Two storey rear extension**

The Parish Council has no objection except for its concerns, shared by Charlotte Wood, regarding the very close proximity of the proposed extension to the neighbouring property, The Willows.

4. To consider planning appeals received

None received.

5. To consider any planning or appeal decisions received

The erection of a free-standing greenhouse at Sundays Hill, Whinfield Road – refused by BDC.

6. Enforcement/Environmental issues

None.

7. Any other planning issues

None

The meeting closed at 8.30pm

Signed..... Chairman