

DRAFT Minutes of the meeting of Dodford with Grafton Planning Committee held on 21 October 2019 at 7.30pm

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

In attendance – Clerk Kay Stone

1. Apologies for absence

None

2. Declarations of interest

- i. None
- ii. None

3. To consider planning application consultations received:

19/01023 – Land SW of Saltbay Farm, Yarnold Lane – Erection of stable building, improvement of access, construction of driveway and laying of hardstanding.

The Parish Council object to the overdevelopment of this site and the design of the building and feel it is not acceptable as a stable for this area. The accepted standard design for an equestrian stable is 2.5mtrs at the eaves and 3.5mtrs at the ridge and the application states a height of 4.5mtrs which exceeds the standard design. It is noted that the roof is to be a metal roof which is unsuitable for horses due to condensation and also the doors open inwards which is a significant health and safety issue. The Parish Council is confused as to why there is a ménage in the plans but is not mentioned on the application form. If the District Council are minded to approve this application, the Parish Council request there be two conditions applied. One for there to be no lighting and the second one that no caravans are allowed on the site as this would make a third parking space which is not included in the application. It is also noted that there are no details for the soakaway, and on the plans it would appear that the ménage goes right up to the boundary line over a footpath. Finally, the Parish Council has noted the objections from Worcestershire County Council Highways and concur with them.

4. To consider planning appeals received

None received.

5. To note planning or appeal decisions received

Approval for 19/01111 – Fauns Hill, Warbage Lane

Approval for 19/00685 – The Dodford Inn, Whinfield Road.

6. Enforcement/Environmental issues

A resident has brought to the Parish Council's attention of a steel structure being erected at Highfields in Woodland Road. The Clerk was instructed to contact Bromsgrove District Council (BDC) to enquire if this is appropriate development.

7. Any other planning issues

- i. An email has been received from a resident who had objected to the planning application at Tiggywinkles asking for the reasons why the Parish Council did not object to it. The Parish Council has reviewed the email and the Clerk was instructed to reply that the Parish Council has reviewed the minutes of the discussion and feel that with the evidence available at the time, the decision was right in that they had no reason to object, particularly as BDC support tourism and

- leisure, but they were concerned about the highway which was raised in their response to BDC.
- ii. As requested at the previous meeting the Clerk had written to the residents at Whinfield about a discharge which appears to be coming from their property into Whinfield Road as there was concern that this could be from the septic tank. The residents have responded to say they plan to rectify this as soon the area is accessible for heavy machinery.

The meeting closed at 8.45pm.

Signed..... Chairman