

**DRAFT Minutes of the meeting of Dodford with Grafton Planning Committee
held on 14 January 2020 at 7.30pm**

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

In attendance – Clerk Kay Stone and four members of the public

1. Apologies for absence

Cllr Lynne Griffin

2. Declarations of interest

- i. None
- ii. None

At this point the Chairman opened the meeting to residents present to express their views on items on the agenda.

The agent and the applicant for planning application 19/01563 (item 3) gave a presentation on the application. The Chairman thanked them both for an excellent presentation and then continued the planning meeting as follows:

3. To consider planning application consultations received:

19/01563 – West Lea Farm, Woodland Road – Demolition in part of existing residential dwelling with proposed re-modelling and extensions to building. Proposed pitch roof over existing flat roofed garage.

The Parish Council has no objection in principle to this application and appreciates the effort put into the environmental impact of the building and the intention to plant 150 trees.

However, they would like to draw the Conservation Officer's attention to:

- 1. the outside lighting, which the Parish Council are led to believe will be LED downlighters, needs to be approved by the Conservation Officer to minimise the impact on the bat life and the Conservation Area;
- 2. the view from the property features in the Conservation Officer's Dodford Conservation Area Appraisal and if Bromsgrove District Council (BDC) are minded to approve this application, the Parish Council are concerned that the proposed large glass windows will shine more light down through the valley, and
- 3. the proposed materials to be used on the garage.

The height of the garage is over 4.5 metres and should BDC be minded to approve this application, then the Parish Council request that BDC remove PD rights. The Parish Council also request that a condition be put on the garage that it is not turned into living accommodation.

Finally, the Parish Council are not able to comment on the percentage increase in the building curtilage as it is not mentioned in the application, but they feel it may exceed the 40% rule.

4. To consider planning appeals received

APP/P1805/W/19/3241661 – Land of Stourbridge Road at junction with Claypit Lane, Bournheath – Change of use of land from agricultural to a B8 use for the storage of machinery and equipment and creation of an area of hardstanding (retrospective).

The Clerk to send original comments to the Planning Inspector.

5. To note planning or appeal decisions received

19/01498 – The Latch, Brimstone Lane – Granted by BDC.

6. Enforcement/Environmental issues

The Clerk reported that Ruth Bamford, Head of BDC Planning Department has replied to say legal colleagues will not be in attendance at the proposed meeting as she will manage the Parish Council’s complaint at the Planning Service level and if there any matters outstanding then discussions on next steps can be taken.

The Clerk was asked to request an enforcement update as the last update was 16 September 2019.

7. Any other planning issues

- i. The Clerk reported that the Parish Council has received consultation notification of the revised planning application for **16/0335 – Land at Perryfields Road** - Outline application for the phased development of up to 1,300 dwellings (C3); up to 200 unit extra care facility (C2/C3); up to 5HA employment (B1); mixed use local centre with retail and community facilities (A1, A2, A3, A4, A5, D1); First School; open space, recreational areas and sports pitches; associated services and infrastructure (including sustainable drainage, acoustic barrier); with matters of appearance, landscaping, layout and scale (including internal roads) being indicative and reserved for future consideration, except for details of the means of access to the site from both Kidderminster Road and Stourbridge Road, with associated highway works (including altered junctions at Perryfields Road/Kidderminster Road and Perryfields Road/Stourbridge Road) submitted for consideration at this stage.
The closing date for comments is 9 February and the Clerk has called a planning committee meeting for Tuesday 4 February at 7.30pm.
The Clerk was asked to invite District Cllr Drew Beaumont, Cllr Karen May and Richard Clewer to the next planning committee meeting. In the meantime, the Clerk to request paper copies and maps from BDC.
- ii. An email has been received from a resident with a photo of Pugh’s yard and the Clerk was asked to keep it for the planning meeting with Ruth Bamford.

The meeting closed at 8.30pm.

Signed..... Chairman