

**DRAFT Minutes of the meeting of Dodford with Grafton Planning Committee  
held on 8 March 2021 at 7.30pm via zoom.com**

**Present:** Cllrs Scott Fuller, Rachel Jennings (Chairman), Rory Lydon, Scottie Sanderson, Jenni Schuett and Jonathan Shapiro

In attendance – District Cllr Drew Beaumont, Clerk Kay Stone and two members of the public

**1. Apologies for absence**

Cllr Lynne Griffin

**2. Declarations of interest**

- i. None
- ii. None

**3. To consider planning application consultations received:**

- i. **21/00108 – Walnut Tree House, Woodcote Lane** – Change of use from holiday flats to an individual residential dwelling.  
The Parish Council has no objection to this application.
- ii. **21/0096 – Land at Perryfields Road** - Outline application for the phased development of up to 1,300 dwellings; up to 200 unit extra care facility; up to 5ha employment; mixed use local centre with retail and community facilities; 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.

Dodford with Grafton Parish Council object to this planning application and has concerns that the potential buildup of traffic around Kidderminster Road and the new estate will mean that traffic will seek 'rat runs' through various rural roads that lie in Dodford (including Priory Road, Yarnold Lane and Fockbury Mill Lane). These roads are generally no more than single track lanes without footpaths and their use, particularly during rush hours will present a significant danger to cyclists, walkers, and horse riders in this Conservation Area.

If the District Council is minded to approve the application, then for the duration of the construction phase, the Parish Council would ask that contractors commit to avoiding the use of these minor roads completely, on pain of an agreed penalty. Once the construction is completed, it would be helpful if traffic could be dissuaded from using the village lanes by measures such as traffic calming or signs at all access points to Dodford, and particularly on Fockbury Mill Lane.

The Parish Council notes that the developers have assessed the potential impact of noise on the Perryfields side of the M5 Motorways in their Design and Access statement and suggested the erection of noise abatement barriers on the Eastern side of the motorway. Having considered the potential impact of both the motorway noise and its reflection off the suggested barriers, we feel that this will negatively affect those living on the western side of the motorway. We would therefore ask that noise abatement also be carried out on the Western side of the motorways, even though we acknowledge that some views to the north-west may be compromised by the overall height of any new barriers.

The M5 is currently buffered with a relatively mature screen. Construction and planting of the bund should, in practice, complement the existing setting, which is unavoidably dominated by the motorway and associated infrastructure. Details will need to be scrutinised as and when they are tabled. In terms of design, however, there are clearly options to grade the bund with the linear park, which will offset to some degree the impression of a wall of ground. Careful planting should reference broadleaf tree and shrub species that are characteristic of the wider site setting that will contribute towards enhanced connections for wildlife in addition to providing a soft backdrop to the linear park and urban edge.

Due to the acoustic bund being constructed on the east side of the M5 there is also concern that there will be an increase in traffic noise in Dodford particularly with prevailing winds and there is also concern that the quantum fill required for the bund will be calculated and a cut and fill / construction methodology will be submitted to the LPA for approval following the grant of outline planning consent and will not be known before then.

The proposed mixed use local centre with retail and community facilities (including healthcare facilities and a Community Centre) should be in place in time for the occupation of the first residential units, and not afterwards. The Parish Council is concerned that there is no apparent provision within the development for additional schooling. This could have an impact on Dodford residents wishing to send their children to the small local school, as they would be in competition with young families moving into homes on the new development.

The Parish Council would ask for the installation of 30mph speed signs on the Kidderminster side of the island (by Battlefield House) as drivers will be approaching a blind bend where they will not be able to see stationary traffic until they are actually at the island. The Parish Council would also ask that traffic signals be installed at the junction of Whitford Road and Kidderminster Road which should be responsive to changes in traffic flow during the day and include provision for pedestrian/cycle traffic.

After discussing the above application, the Clerk was asked to request traffic measuring when out of lockdown to evidence changes in traffic through the village if BDC grant permission.

- 4. To consider planning appeal consultations received - None**
- 5. To note any planning decisions and appeal decisions received - None**
- 6. Enforcement/Environmental issues – None**
- 7. Any other planning issues - None**

The meeting closed at 8.32pm.

Signed..... Chairman