

**DRAFT Minutes of the meeting of Dodford with Grafton Planning Committee  
held on 31 May 2022 at 7.30pm in Dodford Village Hall, Priory Road**

**Present:** Cllrs Lynne Griffin, Rory Lydon, Rachel Jennings (Chair), and Jenni Schuett

In attendance – Clerk Kay Stone

**1. Apologies for absence**

Cllrs Scott Fuller, Scottie Sanderson, and Jonathan Shapiro

**2. Declarations of interest**

- i. None
- ii. None

**3. To consider planning application consultation:**

**2200518/FUL – Sumach, Priory Road** – Formation of dormer windows to existing roof structure, demolition of existing outbuildings and garage and replacement of newly constructed outbuilding and garage.

The Parish Council has no objection to the location of the new garden store.

The Parish Council has objections to the location of the new vehicle garage as it appears to be in front of, if not alongside, the property. The Parish Council feels this will harm the character of the street scene in the Conservation Area as set out in the District Council's High Quality Design SPD document (3.6 and 3.7).

The Parish Council also object to the formation of former windows to existing roof structure as they feel the dormer windows will detract from the original appearance of a Chartist dwelling as in the District Council's High Quality Design SPD document (3.5). The proposed front elevation shows the dormer window (on the right-hand side of the plan) is seen from the highway and would be detrimental to the street scene.

The Parish Council request that the planners check the current square footage with the previous percentage figures relevant to 1947. In planning application 11/0275 dated 28 March 2011, the decision record states, 'the proposed development when added to the previous additions, the total increase in floor area above the original amounts to 38.4%.' The Parish Council are mindful that the new development will take it automatically over the 40% rule as the dormer window (on the right-hand side of the plan) creates extra floor area.

The Parish Council would also request that the planning officers make a note of the current height of the roof.

Finally, the Parish Council feels that the proposed extension in addition to existing extensions would constitute a disproportionate addition to the original dwelling and as such be inappropriate development in the Conservation Area and Green Belt.

**4. To consider planning appeal consultations received**

Wychavon District Council has notified the Parish Council of a Planning Appeal for the change of use of land for one mobile home and one touring caravan at Bywater Farm in Berry Lane. Dodford with Grafton Parish Council were asked to support the objections made by Upton Warren Parish Council which they did at their Planning Committee Meeting held on 29 March 2021 and submitted their objections to Wychavon District Council. As these comments will be passed on to the Planning Inspectorate, the Parish Council felt they had nothing further to add.

**5. To note any planning decisions and appeal decisions received - None**

**6. Enforcement/Environmental issues**

- i. Updates on current enforcement issues have been circulated to Parish Councillors for their information prior to the meeting.

- ii. The alleged breach of buildings behind Woodside Farm being used as residential buildings has been investigated by Bromsgrove District Council (BDC) and they can see no evidence to suggest that buildings on site are being used for residential purposes and they have closed the case.
- iii. After much discussion about comments received from BDC regarding the solar panels on the roof at Sumach, the Clerk was instructed to request the case be re-opened and to seek clarification as it is felt they are not being consistent in their approach. The Parish Council would also like to know when the legislation changed to allow solar panels on the front of a property in a Conservation Area.

**7. Any other planning issues**

The elevations for the planning application for Rock Cottage have now been received, at the same time BDC has notified the Parish Council of their refusal of this application as the proposed extension in addition to existing extensions would constitute a disproportionate addition to the original dwelling. Disproportionate additions are by definition inappropriate development in the Green Belt. Furthermore, the additional bulk and massing would have a moderate adverse impact on the spatial and visual openness of the Green Belt.

The meeting closed at 8.23pm.

Signed..... Chairman