

**DRAFT Minutes of the meeting of Dodford with Grafton Planning Committee
held on 10 January 2023 at 7.30pm in Dodford Village Hall, Priory Road**

Present: Cllrs Scott Fuller, Lynne Griffin, Rory Lydon and Rachel Jennings (Chair),

In attendance – Clerk Kay Stone and one member of the public

1. Apologies for absence

Cllrs Scottie Sanderson, Jenni Schuett and Jonathan Shapiro

2. Declarations of interest

- i. None
- ii. Cllr Griffin for item 3.iii

3. To consider planning application consultation:

- i. **22/01456/FUL - Hill View, Victoria Road** – Proposed 2 storey extension to rear of existing dwelling to provide space for new mobility lift.
The Parish Council has no objection.
- ii. **22/01610/CUPRIO – Hill Top Poultry Farm, Warbage Lane** – Prior approval application for change of use of egg grading building to three one-bedroom dwellings.
Dodford with Grafton Parish Council disagree with this prior approval planning application, as they did for 21/0005, in that the building mentioned is not an agricultural building and is and has always been an office building. If the council is mindful to give permission then they need to also to take into account the application for two dwellings, 20/01268, which will mean a total of five dwellings.
- iii. **22/01576/FUL - Worms Ash Farm, Cockshutt Lane** – Change of use of annex to habitable accommodation and single storey extension to rear.
The Parish Council supports the Conservation Officer's detailed report and ask Bromsgrove District Council planners to address the points raised by the Conservation Officer.
- iv. **22/01523/FUL - Rose Villa, Brimstone Lane** – Proposed single storey link extension.
The Parish Council has no objection as long as it meets Bromsgrove District Council criteria.
- v. **22/01431/FUL - Sumach, Priory Road** – Retrospective application to seek approval for the importation of clean certified ground to reprofile and level garden area.
The Parish Council would appreciate Bromsgrove District Council clarifying at which point does this become a retrospective application. In the planning statement there are various statements that the Parish Council would like to comment on:
 1. Photos 1 and 2 show the surface of the ground containing no vegetation but these are photos taken after the reprofiling has taken place. Prior to the trees, orchard and hedges being dug up there was vegetation which provided habitat for plant and animal species. The Parish Council would respectfully ask the planning officers to look at historic photos of the area in question.
 2. It is stated that the made-up ground cannot be seen from the highway, but it can be seen from Church Road and Victoria Road and the change is considered to be major not slight.
 3. There is a contradiction regarding that the importation of the ground has been certified as clean and free of contamination. The statement continues that should this not be the case, the detrimental effect of this could see the water course be contaminated. The Parish Council questions whose responsibility it is to say it is free from contamination and would also ask if Worcestershire Water Management has been consulted on this application.
 4. Moving soil is of concern due to potential buried remains from The Priory.

5. The Parish Council has received many comments about the amount of soil that has been imported and question whether engineering works should have been sought and would ask if there is a formal procedure involved in moving and locating soil on to a site – where and how it can be put and mechanism of procedures. In view of this application being retrospective, the Parish Council would ask how this was allowed for.
6. The map under photo 9 shows the hatched area where the soil has been brought in, but the Parish Council consider the area to be greater than is shown in the map.
7. The change is considered to be outside the curtilage of the property and the Parish Council believes that the majority of imported soil has been put outside of the property's curtilage, in what was a field and orchard prior to the ground works, which takes away the heritage of a Chartist Cottage in the Conservation Area.

4. To consider planning appeal consultations received

None.

5. To note any planning decisions and appeal decisions received

- i. Approval for Certified Proposed Lawful use for new outbuilding for Woodside, Brimstone Lane.
- ii. Approval for Single storey side extension, front porch, and changes to fenestration at The Bailiff's House, Monsieurs Hall Lane.

6. Enforcement/Environmental issues

Bromsgrove District Council has advised that the rubble on the bridlepath next to Hill Top Farm is a County Council issue not District and has been reported to them.

7. Any other planning issues

None

The meeting closed at 8.20pm

Signed..... Chair