

Draft Minutes of the meeting of Dodford with Grafton Planning Committee held on 31 May 2011 at 10.30am

Present: Councillors Vic Dawson, Rachel Jennings, Terence Lee, Alwyn Rea and Clerk Kay Stone

At the start of the meeting Councillor Vic Dawson was elected Chairman of the Dodford with Grafton Planning Committee

1. Apologies for absence

Councillor Richard Harper

2. Declarations of interest

None

The meeting was adjourned for members of the public to raise matters of interest/items for the next agenda:

- No members of the public in attendance

3. Planning applications:

- i. **11/0297 – Mount Pleasant, Victoria Road** – Conversion of first floor over garage into apartment
The Parish Council have serious reservations about the conversion of a garage into a two storey accommodation in the conservation area and overlooking the National Trust Chartist bungalow – Rosedene. Mount Pleasant already has family accommodation and the Parish Council have reservations about the need for additional family accommodation and have concerns that this will form a separate house in the future
- ii. **11/0286 – Manor Hall, Swan Lane** – Change of use for part of the premises from residential to guest house with an approved premises licence as a venue for civil ceremonies
The Parish Council have no objection in principle to the change of use to a guest house but have concerns about change of use from residential to a commercial property in the green belt area and about the use of the premises for civil ceremonies which will require further licences such as drinks and music
- iii. **11/0375 – Sunnyside, Kidderminster Road, Woodcote Green** – Addition of 3 No. Dormer windows and extension
The Parish Council objects to the conversion of the recently approved extended plans into a two storey property
- iv. **11/0371 – Kenwood, Woodland Road** – Erection of rear extension – certified proposal lawful use/dev
The Parish Council have no objections in principle but would like explanation of certified proposal lawful use/dev as it is being applied in this particular

case. The Parish Council would also query the existing approved side extension (approved in 2010 which has not yet been built and does not show on the plans) coupled with this new rear extension may exceed the 40% rule

- v. **11/0200 - Yarnold Lane Farm, Yarnold Lane** – Detached stable building
The Parish Council have serious concerns about the scale and the height of building. The number of proposed stable units appears excessive for extended family use. The existing site was formally a farm which has been substantially developed by the present owners and previous stabling has been converted into residential accommodation. The site has also been substantially developed to store plant and construction equipment. The applicant's address indicates that she lives more than three miles from the proposed location and is not, the Parish Council understand, the owner of Yarnold Lane Farm. There is no indication in the application of the owner's support or his (or his family's) involvement in the proposed venture.

4. Planning decisions:

- i. **11/0251 – Cross Roads House, Kidderminster Road** – Regularisation of existing car showroom, including the proposed alterations to enable it to comply with the current planning conditions
Refused
- ii. **10/1099 – Grafton Manor Hotel, Grafton Lane** – permanent erection of marquee, to replace temporary marquee
Refused
- iii. **11/0275 – Sumach, Priory Road** – The erection of a single storey bedroom extension to the rear of the existing bungalow. Renovation of the existing conservatory into an enlarged kitchen area.
Permitted
- iv. **11/0121 – Woodcote House Farm, Kidderminster Road** – Extension and proposed loft conversion – (Extension of time to planning permission B/2007/0350)
Permitted

5. Planning appeals:

- i. None received

6. Enforcement/environmental issues:

On behalf of the new Parish Council the Clerk was asked to write to Kevin Dicks again at Bromsgrove District Council (BDC) requesting a reply to a previous letter the Clerk wrote on behalf of the former Parish Council regarding outstanding enforcement issues. The Parish Council is concerned about the number of matters that have been forwarded to BDC with no response. The Clerk was asked to point out that the Parish Council is trying to do their best to work with BDC.

The meeting closed at 12.15pm