

**Draft Minutes of the meeting of Dodford with Grafton Planning Committee
held on 29 September 2016 at 7.30pm**

Present: Councillors Vicky Churchill, Rachel Jennings, Alwyn Rea and Christine Thomas

1. Apologies for absence

Cllr Warman gave his apologies, reason for which was accepted

2. Declarations of interest

- i. None
- ii. Cllr Jennings for item 3iv

3. To consider planning applications received

- i. **16/0335 – Re-consultation for 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); 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 Parish Council object to this planning application and has concerns that potential traffic calming through the Kidderminster Road and the new estate will mean that traffic will cut through Dodford via Priory Road and Yarnold Lane. The Parish Council would request that a Community Centre and infrastructure should be built as part of the construction programme and not added on at the end. If the District Council are minded to approve the application, then the Parish Council would insist on signs at all access points to Dodford stating no access to construction traffic.

The previous proposed residential development on the other side of the Kidderminster Road was refused because of the lack of infrastructure and the Parish Council would question how this application is any different considering this application is for a much larger development. The proposed mixed use local centre with retail and community facilities should be constructed at the same time as the building of the residential units. The Parish Council is concerned that nothing has been provided for within the development for additional schooling which could have an impact on Dodford residents as to where their catchment area would become. The Parish Council would recommend 30mph speed signs on the Kidderminster side of the island (by Battlefield House) as drivers will be approaching a blind bend when drivers will not see stationary traffic until they are on the island. The Parish Council would recommend that traffic signals be installed at the junction of Whitford Road and Kidderminster Road which should have a sensor on them to change the proposed pedestrian signals at peak times of the day to help maintain traffic flow.

- ii. **16/0799 – Dodford Priory, Priory Road - Replacement and relocation of the existing oil tank located in the barn to the north of the property. Replacement of the existing fuel line. Replacement and relocation of the oil burner from the cellar to an external ground level location.**

The Parish Council has no objection

iii. 16/0915 – Woodlands, Woodland Road – Erection of garden store to replace three sheds

The Parish Council would question the location of the new garden store being on the boundary and not away from the boundary as shown in the existing site plan drawing and with regards permitted development the Parish Council would also question that the garden shed is in front of the line of the house.

Cllr Jennings left the meeting at this point

iv. 16/1867 – The Tower House, Priory Road – Conservatory to rear of property

The Parish Council do not object to the principle of a conservatory but is concerned that the new building appears to be out of character with the existing house and large bay window on the snug / lounge1 and would prefer the new conservatory to be constructed in timber and not white PVCu and be designed to be compatible with the existing snug / lounge1. The Parish Council would suggest that the District Council have regard to any observations received from the Conservation Officer with regards the siting of the property.

Cllr Jennings returned to the meeting at this point

v. 16/0892 – Warridge Lodge Farm, Timberhonger Lane – Proposed building for use as farm workshop

The Parish Council object to this application as bridle path 556, which is long standing and still used, goes through the siting of the new building.

vi. 16/0891 – Warridge Lodge Farm, Timberhonger Lane – Replacement of redundant grain silos with agricultural storage building

The Parish Council has no objection but if the District Council are minded to approve the application, then the Parish Council would recommend that bridle path 556 be protected for health and safety issues whilst building work is in operation.

4. To consider planning appeals received

No planning appeals received

5. To note any planning decisions received

- i. 16/0782 – 175 Kidderminster Road, Park Gate – Approved
- ii. 16/0665 – Worms Ash Farm, Cockshutt Lane – Approved
- iii. 16/0641 – Windrush, Victoria Road – Approved

6. To note any planning appeal decisions received

- i. APP/P1805/W/16/3149462 for planning application 15/1056 – Manor Hall, Swan Lane – Appeal allowed
- ii. APP/P1805/W/16/3147311 – Parkgate Nurseries, Kidderminster Road – Appeal dismissed

7. Enforcement/Environmental issues

Current enforcement issues were discussed and the updates from Bromsgrove District Council (BDC) were noted. The Clerk reminded the planning committee that the next meeting with the Enforcement Team at BDC will be taking place on Friday 21 October at 10.00am at BDC's offices.

The meeting closed at 8.55pm

Signed..... Chairman