

**Draft Minutes of the meeting of Dodford with Grafton Planning Committee
held on 19 December 2016 at 7.30pm**

Present: Councillors Vicky Churchill, Rachel Jennings and Rory Lydon

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

In Planning Committee Chairman Cllr Warman's absence, Cllr Churchill chaired the meeting

1. Apologies for absence

Cllrs Warman, Rea and Thomas gave their apologies, reason for which was accepted

Cllr Churchill proposed and Cllr Jennings seconded that Cllr Rory Lydon be elected on to the Planning Committee

2. Declarations of interest

- i. None
- ii. None

3. To consider planning applications received

- i. **16/0337 – Land at Woodcote Lane** – Erection of a stables building, hay store, tack room and retrospective application for a stable yard and associated fencing to be utilised for personal equine use, construction of new highway access
Whilst the Parish Council have no objection to the wooden buildings as suggested, it feels the proposed fencing is inappropriate in the green belt and would suggest it be wooden or native hedge. Should the district council be minded to approve this application then the Parish Council request that a condition be added to restrict the lighting to be low level to avoid confusion to traffic in the dark, and that the stable yard is purely for personal use as stated in the application. The Parish Council support the comments that Worcestershire County Council Highways have made, as it has similar concerns and questions why the current access on Woodcote Green Lane is not to be used. The Parish Council would also ask the District Council what is their policy on sub division of land.
- ii. **16/1130 – Building off Fockbury Road** – Change of use of agricultural building to 1 no. dwelling house
The Parish Council object to the fact that outline permission was given in the first place earlier in the year as the Parish Council felt it was not appropriate conversion of an agricultural barn and question whether the criteria was met. Should the District Council be minded to approve this application then the Parish Council request that they restrict future agricultural permitted development rights on the unit for a period of 10 years and full planning permission will be required for the erection or extension of agricultural buildings on the unit; that the dwelling created does not have any permitted development rights and would require planning permission for any future extension or alterations to the dwelling within the curtilage. The Parish Council would also request the District Council to restrict outside lighting to a minimum to prevent further urbanisation of the area and consider the removal of all windows and doors on the road side of the building to retain its barn like features. The Parish Council also request that the District Council monitor the curtilage to reduce the further loss of agricultural land. Finally the Parish Council would like to quote the District Council's refusal comments on a similar application on this land (15/0670) – "The proposed building does not fall within any of the categories of

appropriate development specified at Policy DS2 of the Bromsgrove District Local Plan 2004 (BDLP) or at paragraph 89 of the National Planning Policy Framework 2012 (NPPF). Thus, the building constitutes an inappropriate form of development in the Green Belt which harms the Green Belt by reason of inappropriateness and harm to the openness of the Green Belt. No very special circumstances have been put forward or exist that would clearly outweigh the identified harm to the Green Belt.”

- iii. Any planning issues
None

At this point in the meeting Cllr Jennings left and as the Planning Committee were no longer quorate, the meeting was closed and other items on the agenda will be brought forward to the agenda for the next meeting.

The meeting closed at 8.30pm.

Signed..... Chairman