

**Draft Minutes of the meeting of Dodford with Grafton Planning Committee
held on 15 May 2019 at 7.30pm**

Present: Councillors Lynne Griffin, Rachel Jennings (Planning Committee Chairman), Rory Lydon, Alwyn Rea and Scottie Sanderson

1. Apologies for absence

None

2. Declarations of interest

- i. Cllr Sanderson – item 9v and Cllr Lydon – item 9vi
- ii. None

3. To consider planning appeals received

None received

4. To consider any planning or appeal decisions received

The appeal for the redevelopment of a garage into a two-storey dwelling at Battlefield Cottage, Kidderminster Road has been dismissed by the Planning Inspectorate.

5. Enforcement/Environmental issues

The Clerk had written to Ruth Bamford, Head of Planning, Bromsgrove District Council (BDC) about the Parish Council's concerns on repeated "ongoing monitoring" comments on current enforcement issues and had received a reply from Dale Birch to say Paul Murphy would be looking at an enforcement issue on his return to the office from leave on 20 May. The Clerk to send reminder to Dale Birch and Paul Murphy, copying in District Cllr Drew Beaumont on Friday 17 May. The Clerk was asked to bring District Cllr Beaumont up to date with enforcement emails.

6. Worcestershire County Council's Planning "Enforcement Plan" Document, Publication of Pre-Application Guidance Document and Updating Planning Consultation Database

Documents noted but no comment from the Parish Council.

7. To consider and note prior approval:

Proposed change of use of an agricultural building to one dwellinghouse (Class3) and associated operations development at the barn adjacent to Randan Lodge, Woodcote Green

The Parish Council agreed they had no comment to make.

8. Any other planning issues

A resident's objection to the recent marquee extension application for Manor Hill was discussed and the clerk was asked to contact Bromsgrove District Council (BDC) for clarification regarding the format of the licensing they have in relation to the business with particular regard to the number of events and the time of the end of the event. To also ask if BDC take into consideration the limitations of the licensing body. The Clerk was asked to contact Worcestershire County Council (WCC) Licensing Authority for a copy of the license.

9. To consider planning applications received

- i. **19/00420 – Randan Lodge, Woodcote Lane** – Alterations and extensions to Randan Lodge

- The Parish Council has no objections to the planning application for the alterations and extensions to the property but wish to bring to the planning officers' attention that the proposed garage will be in front of the building line.
- ii. **19/00208 – The Tower, Bromsgrove Road** – Single storey side extension and open porch (Reconsultation)
The Parish Council has no objection.
 - iii. **19/00547 – Woodcote House Farm, Kidderminster Road** – Ménage
The Parish Council has no objection and note there is no intention to install lighting. However, it is also noted that this ménage is for personal use and if it should ever be hired out then there will need to be an application for change of use.
 - iv. **19/00586 – Greenfields, Worcester Road, Upton Warren** – Steel portal frame open fronted building (agricultural consultation and permitted development)
The Parish Council has no comment to make.

At this point in the meeting Cllrs Sanderson and Lydon left the meeting and the building.

- v. **19/00413 – Tiggy Winkles, Bumble Hole Lane** – Change of use from horticultural nursery to leisure Class D2 (miniature golf course), formation of grass car park and change of use of glasshouse to office, WC and refreshments area
The Parish Council has no objection in principal to the development but are concerned about the increase in traffic flow and would suggest directions to the miniature golf course are from the Perryfields direction.
- vi. **19/00542 – Sunday Hill, Whinfield Road** – Erection of a free-standing greenhouse
The application is for permission to erect a greenhouse which for almost any other property would be permitted by permitted development rights without the need to seek formal planning permission. Although those rights have been withdrawn in the case of this property, the Parish Council question whether this restriction was really intended to cover the erection of a greenhouse in the garden – surely it was rather to restrict further development of a residential nature? The greenhouse will not be visible from the lane, being located at the rear and behind the building line and the site is in excess of 5 metres from the house. The finish of the building will be green and will blend in with surroundings. The property has a large garden and there are plenty of similar greenhouse in the village. Both overall height and height to eaves are within permitted development allowances. The Parish Council has no objection to this application but would not like the shipping container which would be detrimental to the look of the village and would make a mockery of the planning law.

The meeting closed at 8.42pm

Signed..... Chairman