

**Minutes of the meeting of Dodford with Grafton Planning Committee
held on 4 February 2020 at 7.30pm**

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

In attendance – Clerk Kay Stone and four members of the public

1. Apologies for absence

Cllrs Jonathan Shapiro and Lynne Griffin

2. Declarations of interest

- i. None
- ii. None

At this point the Chairman opened the meeting to residents present to express their views on items on the agenda.

One resident spoke on the proposed Perryfields development.

3. To consider planning application consultations received:

16/0335 – 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); First School; 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 Clerk was asked to write to Mike Dunphy, Strategic Planning and Conservation Manager at Bromsgrove District Council (BDC), to invite him to attend the next full Parish Council meeting on Monday 24 February to speak to the Parish Council and residents about this proposed development in layman terms. In the meantime, the Clerk was asked to submit the following comments to the Planning Officer:

“The Parish Council request an extension to the date of 9 February as the time scale given is not enough for such a huge project and they are waiting for further comments from residents. The Parish Council believe they will strongly object to this application as they are unhappy with traffic mitigation and can see no positive moves to ease traffic congestion. The Parish Council fully understand there is a need to provide housing but there is a need to provide a suitable traffic solution together with an infrastructure and ensure there are spaces within the local schools to be able to take the children. The Parish Council would appreciate receiving a summary of the traffic consultant’s report”

The Clerk was also instructed to write to Wyre Forest District Council and ask what proposals they have for houses on this side of the area which will lead to more cars coming in from Kidderminster way.

The Parish Council are waiting for dates and details from Cllr Shirley Webb about the meeting with Parish Councillors from Catshill, Dodford, Bournheath and Fairfield Parish Councils, and Mike Dunphy to discuss the transport issue if the proposed Perryfields development is granted.

4. To finalise comments on planning application consultation 01023 – Land SW of Saltbay Farm, Yarnold Lane

The following are **additional** comments to those already submitted to BDC on 22 October 2019:

The National Planning Policy Framework (Framework) identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The Framework states that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances.

Openness is an essential characteristic of the Green Belt and has both spatial and visual aspects. In practical terms it means that land so designated should remain, on the whole, free from development. The proposal would introduce a new building, a manure store, an exercise area (sand/rubber mix), hard standing and grasscrete. This amounts to a significant increase in development at the site. Therefore, the introduction of these features would have a materially greater impact on the openness of the Green Belt in spatial terms than the existing circumstances.

The proposed building is being brought forward by a significant amount and will be higher than the original building. The building would be set back from the roadside hedge but would be visible, at least in part, from the new access and views along the road through and above the boundary vegetation and will block any view.

In both spatial and visual terms, the proposal would materially diminish the openness of the Green Belt when compared to the existing situation. This would be contrary to the Framework where it states an essential characteristic of Green Belts are their openness. For the purposes of national and local policy the proposal would be inappropriate development in the Green Belt which, according to the Framework is harmful by definition.

The proposed development would harm the character and appearance of the area. As a result, it would fail to accord with Policy BDP15 of the District Plan, which amongst other things, seeks to enhance the environment.

4. To consider planning appeals received

None

5. To note planning or appeal decisions received

None

6. Enforcement/Environmental issues

- i. Wednesday 26 February at 1.30pm is the preferred date and time for the meeting with Ruth Bamford, Head of Planning at BDC, in Redditch to discuss enforcement issues. The Clerk to pull together the enforcement issues.
- ii. A new large steel structure in Bungay Lake Lane has been reported to BDC

7. Any other planning issues

None

The meeting closed at 8.35pm.

Signed..... Chairman