

DODFORD WITH GRAFTON PARISH COUNCIL

Draft Minutes of the meeting of Dodford with Grafton Parish Council held on Thursday 15 November 2012 at Grafton Manor at 7.30pm

Present: Cllrs Vicky Churchill, Vic Dawson, Alwyn Rea, Terry Lee, Richard Scott, District Councillor Brian Lewis, Clerk Kay Stone and two members of the public

1. Apologies

Councillor Rachel Jennings, reasons for which were accepted

2. Declarations of interest

- i. Disclosable Pecuniary Interests:
 - a. Cllrs Churchill, Dawson, Rea, Lee and Scott all declared an interest in item 11(i) on the agenda
 - b. Cllr Rea declared an interest in item 10 on the agenda
- ii. Other Disclosable Interests – Cllr Churchill declared an interest in item 9 on the agenda

3. Dispensations

Following a lengthy discussion where Councillors voiced their protests about being asked to request dispensation, the Clerk confirmed requests had been received from Cllrs Churchill and Rea. Cllrs Dawson and Scott now live outside the Parish boundary and do not have any Disclosable Pecuniary Interests within the Parish. Cllr Lee gave his objections about being asked to request a dispensation and a request has not been received from him.

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

- i. Former Parish Councillor, Richard Harper, attended the meeting and brought the Council up to date with his dialogues with MP Savid Javid and the Government over the new legislation regarding declaring partner's pecuniary interests.

The meeting was reconvened as follows:

4. Minutes of the Parish Council meeting on 27 September 2012 and 18 October 2012

Approval of the amended Minutes for 27 September was proposed by Cllr Lee and seconded by Cllr Scott after which they were signed by the Chairman as being a true record. Approval of the Minutes for 18 October was proposed by Cllr Churchill and seconded by Cllr Scott after which they were signed by the Chairman as being a true record.

5. Reports

- i. District Councillor Brian Lewis informed the Parish Council about a meeting at County Hall on 21 November at 9.30am to discuss minerals, quarries and tips.
- ii. No report received from County Councillor Sheila Blagg as the Parish Council meeting was a week early
- iii. The Clerk brought the Parish Council up to date with recent actions:
 - a. Worcestershire County Council (WCC) have advised all yellow grit bins are currently being replenished and will be filled throughout the winter months

- b. WCC Highways maintain the verges in Worcestershire and reduce the growth of ragwort through the timing of the grass cutting programme. Areas where it is seen to be growing should be reported through the Hub
- c. Severn Trent confirms no work is being planned for Woodlands Road but major works are planned for Fockbury Road, Alfreds Well and Niblett's Hill in December. Severn Trent have made arrangements for the damaged kerb stones to be replaced
- d. An apology from Kevin Dicks, Bromsgrove District Council (BDC) has been received regarding the Clerk hand delivering the Parish Council's objections to BDC when the receptionist would not date stamp the correspondence
- e. BDC confirmed notification of the Localisation of Council Tax Support had been advertised widely in the Bromsgrove Advertiser; Bromsgrove Standard and social media
- f. The overgrown hedge at the corner of Church Road and Priory Road has been cut back
- g. £144.38 VAT repayment has been received for this year

6. Planning

- i. 12/0745 – The Stable, Woodland Road – Change of use of stable to holiday let
 After engaging Planning Consultant Stewart Vick to prepare the Parish Council's objection to The Stable planning application, the Clerk was hand delivered the objection to BDC as follows: This application, like the previous application (reference 11/0949) to change the use to a dwelling and which was dismissed on appeal, has attracted much concern and opposition from residents in the village. The Parish Council restates its view that the 'stable' building appears to have been built to residential standards, well in excess of those normally associated with or required for a stable. This is borne out by the absence of any significant construction changes proposed in the current application. The doors are of normal domestic dimensions and well below those required for horses to access. In addition, they are of insufficiently substantial construction to contain horses. Any horse wishing to access the loose boxes would need to step over the existing threshold rather than have the normal level access. These facts make it difficult to avoid the impression that the 'stable' was erected solely as a possible means of overcoming planning restrictions for new residential development in the Green Belt and in relation to the Dodford Conservation Area. This view is reinforced by the fact that the 'stable' has never been completed to a state where horses could be kept there and has never been brought into use for its intended purpose of keeping horses on the site. The building is described in the applicant's Statement of Significance as a 'former stable', when, in fact, it has never been used as a stable at all. Having failed to get a change of use for a dwelling, when the previous appeal was dismissed, the submission of this planning application for its change of use to a holiday let must be seen as a cynical attempt to subvert the planning process, yet again. The Local Planning Authority is no doubt aware that, if this application is approved, a change of use from holiday accommodation to permanent residential accommodation is not likely to be a material change of use. The only redress would be for the LPA to prosecute for failure to comply with any conditions imposed. The LPA does not have a distinguished record of taking timely enforcement action in Dodford Parish. Failure to act would bypass normal planning policies, which would resist the construction of a new dwelling in the countryside, in this green belt location, within and adjacent to the Dodford Conservation Area, as has already been established on appeal. The Parish Council objects to the present proposal for the following reasons: Although saved Policy RAT 27 – Self Catering Accommodation - of the adopted Bromsgrove District Local Plan would encourage the development of self-

catering accommodation outside the Green Belt, in the Green Belt, as here, this proposal must be in compliance with Policies DS2 and C27. Saved Policy DS2 – Green Belt Development Criteria – would allow the re-use of rural buildings in accordance with Saved Policy C27 – Re-use of Existing Rural Buildings. The Parish Council would ask the LPA to consider whether Policy C27 should apply to a building that has neither been completed nor brought into use for its approved purpose. If not, the application should be refused as inappropriate development in the Green Belt. If the LPA does regard Policy C27 as a relevant factor, the Parish Council would point out that compliance with the criteria in Policy C27, with regard to residential use, has already been tested by an Inspector on appeal (Appeal Ref: APP/P1805/A/12/2170635 change of use to dwelling, at The Stables, Woodland Road, Dodford B61 9BT) and been found wanting. It is the Parish Council's view that the proposed holiday accommodation use is no different, in planning terms, from the proposed residential use that was dismissed on appeal, by the decision letter dated 28 June 2012. Although the Inspector concluded that the appeal proposal would preserve the openness of the Green Belt, he went on to say: "The proposal would however introduce residential development into this area, where the appeal site adjoins the Dodford Conservation Area. This would represent encroachment into the countryside with residential development outside of an established residential area, in conflict with one of the purposes of including land in the Green Belt. This encroachment would also conflict with the protection of the natural environment, which is one of the three dimensions to sustainable development, as set out in the Framework." (NPPF). I therefore conclude that the proposal would constitute inappropriate development which, by definition, is harmful to the Green Belt. I further conclude that it would thus conflict with Local Plan Saved Policies DS2,S9, C27 and DS2, Structure Plan Saved Policy D.39 and the National Planning Policy Framework. Moreover, substantial weight should be attached to this matter." He further concluded that: "The proposal would have a harmful effect on the character and appearance of the surrounding area. I further conclude that it would thus conflict with Local Plan Saved Policies DS13 and RAT12 and Structure Plan Saved Policies CTC.1 and RST.3." He also concluded that: "The proposal would not preserve or enhance the character and appearance of the Dodford Conservation Area. I further conclude that it would thus conflict with Local Plan Saved Policies S35A and S36 together with Structure Plan Saved Policy CTC.20." The Parish Council believes that as the same considerations apply to this proposal, the present application for holiday accommodation should be refused for the same reasons.

- ii. 12/0924 – West View, Worms Ash – Demolition of existing double garage and replace in same area with an additional garage making a triple garage. To be rebuilt in facing brickwork and pitched roof using clay tiles, all to match existing house
The Parish Council object to this application as inappropriate development; disproportionate to the house and is over specified for a garage
- iii. Any other planning issues – for information
None discussed

7. Worcestershire County Council Minerals Local Plan

Clerk to circulate consultation papers and to put this item on the agenda for the December meeting.

8. Christmas 2012 Newsletter

Agreed

Cllr Churchill left the room while the following item of correspondence was discussed

9. Restoration of Commemorative Stone

Cllr Dawson presented his findings on cleaning the stone and it was agreed to purchase the restorer

Cllr Churchill rejoined the meeting

10. Grant applications for 2012/2013

To be carried over to the December meeting

11. Finance

- i. Discussion of the 2013/2014 budget and setting of precept to be carried over to the December meeting
- ii. Approval of the payments due for November set out in a schedule circulated by the Clerk were proposed by Cllr Dawson and seconded by Cllr Scott.

12. Correspondence received – for information

Items of correspondence received since the last meeting was noted and the Clerk was asked to:

- i. Mention the range of materials available on WCC web site regarding faster Broadband in Worcestershire
- ii. Add the possible culling of Muntjac Deer to the December agenda
- iii. Circulate information on the summary of the Commission's Report for the Local Government Boundary Commission for England and then add to the December agenda

13. Councillors items

- i. Cllr Lee brought to the Parish Council's attention the recent theft of copper from overhead electric cables on his land and the Clerk was asked to put a piece warning residents of the dangers in the Parish Magazine
- ii. Cllr Churchill reported on the poor condition of Bungay Lake Lane and Timberhonger Lane through to Berry Lane and the Clerk was asked to report this to WCC Highways.
- iii. Cllr Dawson requested an agenda item for the December meeting to discuss changing the meetings to 10 per annum
- iv. The Clerk was asked to obtain a progress report from WCC on parking restrictions in Priory Road / Fockbury Road; bollards outside Chennai Restaurant and Country Forge and 50mph speed signs on the A448
- v. The Clerk was asked to obtain a progress report from BDC regarding LJ Hills Transport Yard being asked to apply for a Certificate of Lawful Development

9. Councillor co-option

Cllr Rea reported that he had spoken to two prospective councillors who had declined due to new legislation regarding declaring partner's pecuniary interests and the Clerk was asked to forward these comments to MP Savid Javid. A potential problem was discussed for the election of 2014 as Cllrs Dawson and Scott would not be eligible to stand again as they live outside the Parish boundary.

The meeting closed at 9.10pm.

Signed.....Chairman