

**Draft Minutes of the meeting of Dodford with Grafton Planning Committee  
held on 28 November 2011 at 10.30am**

**Present:** Councillors Vic Dawson, Richard Harper, Terence Lea, Alwyn Rea, Richard Scott, Clerk Kay Stone and in attendance Stewart Vick

**1. Apologies for absence**

Councillor Rachel Jennings

**2. Declarations of interest**

None

**3. Minutes of the Parish Council meeting on 7 November 2011**

The Minutes were approved and signed by the Chairman as being a true record.

**4. Planning applications**

- i. **11/0938 – The Lodge, Priory Road – First floor extension**  
**In the absence of any further information and plans showing all of the existing elevations we can only reiterate our previous comments that we had reservations and could not support the application – “Object to the application as this property is in the Dodford conservation area and a further extension may exceed the 40% rule. Extension appears to be close to the boundary and window to be incorporated seems to over look neighbouring property. Also the proposed elevation on tubular steel frame is out of keeping with traditional construction within the conservation area. The block plan indicates that there may be other work to the front of the property not covered by the planning application.”**

- ii. Any other applications received

**11/0949 – The Stable, Woodland Road – Change of use to dwelling**  
**The Parish Council strongly opposes this application which has attracted much concern and opposition from residents in the village. The reasons for opposing the application are set out below:-**

- a. **The building is located within both the Green Belt and the Dodford Conservation Area where new residential development should not be permitted.**
- b. **The proposed change of use of the stable building to a house represents inappropriate development in the Green Belt under Policy DS2 of the adopted Local Plan. The application would be contrary to Policy S9, if it was a new built dwelling and is contrary to Policy C27 as the 're-use' of a rural building. The proposed residential use would have a significantly greater effect upon the openness and the visual amenities of the Green Belt, with its proposed garden and associated domestic paraphernalia, in**

this prominent site. It would mean that significant additional traffic would use the existing very narrow roads. It would be an isolated and dispersed residential use in the Green Belt, as there is no settlement boundary defined for Dodford. No 'very special circumstances' have been put forward to justify the proposal.

- c. The building does not appear to have been erected in compliance with the plans lodged with the original application – the Parish Council is not aware of any subsequent amendments being sought or authorised by the Planning Authority.
- d. A long-established and well-used public footpath crosses the field giving access to Randan Woods via a bridge over the stream. This is within a few metres of the corner of the building and rubble and spoil have been tipped and spread across the path. The proposed turning area and any forecourt or garden construction would further obstruct the path. It should be noted that an earlier application by the owner to divert the footpath was refused.
- e. The proposed development would have a detrimental impact on the overall environment and setting of the area.
- f. The 'stable' 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 present 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. 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 more particularly in the Dodford Conservation Area.
- g. The Parish Council is firmly committed to its duty to protect the Conservation Area. If an application such as this one were to be allowed then it would set a dangerous precedent and a serious threat to what we understand to be the aims and intentions of designation.

## 5. Planning decisions

None

## 6. Planning appeals

- i. **11/00075/REF – Park Farm, Kidderminster Road** – Proposed single storey orangery extension onto the side elevation of an existing farmhouse  
**The Clerk was asked to reiterate that to the Planning Inspectorate that the Parish Council had no objections to this application**

**7. Enforcement/environmental issues:**

The Parish Council has appointed an independent Planning Consultant, Stewart Vick, to advise on long standing enforcement issues within Dodford. Stewart attended the meeting and was given the enforcement log and will report back to the Parish Council accordingly.

The meeting closed at 12.25pm

Signed ..... Chairman