

Draft Minutes of the meeting of Dodford with Grafton Planning Committee held on 12 March 2012 at 7.00pm

Present: Councillors Vic Dawson, Richard Harper, Rachel Jennings (until item 5 on the agenda), Terence Lee, Alwyn Rea, Richard Scott, Clerk Kay Stone together with 17 members of the public and in attendance, Planning Consultant Stewart Vick (until item 5 on the agenda)

1. Apologies for absence

None

2. Declarations of interest

None

3. Minutes of the Parish Council meeting on 23 January 2011

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

4. Planning appeals

- i. **APP/P1805/A/12/2170635/NWF – The Stable, Woodland Road** – Change of use to dwelling
After lengthy discussion it was decided that strong representation would be made by the Parish Council objecting to the Appeal to the Planning Inspectorate and suitable wording will be drafted by Cllr Rea and Stewart Vick. 14 members (out of 17) of the public present affirmed (with some willing to sign an affidavit) that, to their knowledge, there has never been a horse(s) kept at The Stable or in the field although the Parish Council has requested, and is still waiting for, Bromsgrove District Council to send copies of photos submitted by the Appellant's agent to show otherwise. The Clerk was asked to write to the Police and Cllr Sheila Blagg that during the planning committee meeting there was talk during the public part of the meeting about threatening behaviour and a fear of recrimination from the appellant for The Stable.

5. Planning applications

- i. **11/0744 – Highwoods Farm, Woodcote Lane** - Replacement dwelling and detached garage to replace outbuildings (amended plans received by Bromsgrove District Council 13/01/2012 and 27/01/2012)
The Parish Council have no objections and are pleased to note the change of materials.
- ii. **12/0143 – Meadow Bank, Priory Road** – Conversion of domestic garage to new dwelling
The Parish Council object to the application as this is creating a dwelling in the green belt and the applicant does not mention any special circumstances for this conversion. The materials proposed are out of line with the Parish Council's Village Design Statement and there is no architectural merit for this

conversion. The Parish Council are unable to see if a bat survey has taken place and would recommend this is undertaken as the Parish Council understand there are protected species in this area.

- iii. **12/0125 – Sunnyside, Kidderminster Road** – Installation of two Velux windows
The Parish Council support the application providing the windows are glazed with obscured glass. Copies of photos mentioned in the supporting information were not available from Bromsgrove District Council for the Parish Council to consider.
- iv. Any other applications received – **West View, Worms Ash** – Proposed two storey house extension in facing brickwork and red clay plain tiles all to match existing. Demolition of existing garage and rebuild to similar size in facing brickwork and red plain clay tiles all to match existing
Application is currently invalid as Bromsgrove District Council have asked for a Statement of Significance for Heritage Assets from the applicant as the application site is within the setting of a listed building. The Clerk will monitor this situation and if the document is received by the District Council before 22 March then the planning application can be discussed at the next Parish Council meeting.

6. Planning decisions

- i. **11/1086 – Setters, Kidderminster Road** - Proposed single storey rear extension comprising additional bedroom, wet room and hydrotherapy pool, side extension to form plant room for pool and internal adaptations to suit the needs of a disabled person
Refused by Bromsgrove District Council but the Parish Council are concerned that there does not seem to be legitimate grounds for the refusal and they would like an explanation from the District Council as to why this was refused.

7. Enforcement/environmental issues:

- i. The Clerk informed the committee that there is an enforcement case on Bromsgrove District Council's web site for unauthorised change of use at Cosy Cottage, Alfred Wells.
- ii. The Clerk was asked to organise a meeting with Ruth Bamford, Head of Planning and Regeneration at Bromsgrove District Council, members of the Parish Council planning committee who could be present and possibly Stewart Vick to discuss enforcement, following Cllr Dawson's recent attendance at the CALC/BDC Forum at which Ruth Bamford stated she was willing to talk to Parish Councils about enforcement issues.

The meeting closed at 8.58pm

Signed Chairman