

Draft Minutes of the meeting of Dodford with Grafton Planning Committee held on 14 September 2015 at 7.30pm

Present: Councillors Vicky Churchill, Alwyn Rea, Christine Thomas and David Valentine (Planning Committee Chairman). In attendance Kay Stone (Clerk) and five members of the public.

1. Apologies for absence

Councillor Rachel Jennings gave her apologies which were accepted

2. Declarations of interest

- i. None
- ii. None

3. To consider planning applications received

- i. **15/0653 – Land adjoining Lawnswood, Warbage Lane** – Proposed ménage.
The Parish Council has no objections and if the District Council is minded to approve the application, the Parish Council would request a stipulation asking for no flood lighting as it will be intrusive to neighbouring properties and also that the ménage be used for private use only. The Parish Council would also like to bring to the District Council's attention that the area concerned is where the source of the spring is that forms the stream which then runs behind the properties along woodland road. The streams that meander around the village are a key feature and as such the Parish Council feel there ought to be some recommendation from the District Council to ensure that the watercourse is not affected, not only re drainage but also re flow of the said stream.
- ii. **15/0670 – Field at Fockbury Road** – Erection of dormer style bungalow with two double bedrooms with ensuite, bathroom of upper level. Lounge area on ground floor to double as a bedroom.
The Parish Council objects as this would be inappropriate development in the Green Belt.
- iii. **15/0651 – Parkgate Nurseries, 169 Kidderminster Road** – Change of Use of two redundant barns and adjacent hardstanding from agriculture to retail (resubmission of planning application 14/0471), formation of an internal access road, car park and associated engineering works.
The Parish Council strongly object on the basis that this is a totally unsuitable location for a business of the intended nature due to the large and heavy vehicles delivering to and from the site as the A448 is a major 60mph trunk road with double white lines for the whole of the premises.
- iv. **15/0684 - Camp Hill, Woodland Road** - Demolition of porch and erection of single storey side extension to enlarge kitchen
The Parish Council has no objection subject to consultation and approval by the Conservation Officer.
- v. **15/0710 – Sunday Hill, Whinfield Road** - Demolition of existing garage and construction of new garage and agricultural store.
The Parish Council has no objection to this application which would replace an existing timber building using materials which would match those of existing adjacent buildings. The new garage would be set well back from the lane from which little of it would be visible. It would not be detrimental to the overall appearance of the Conservation Area but the Parish Council would request additional screening be planted on the north west side.

- vi. **15/0719 – Woodhall Grange Farm, Woodcote Lane** – Listed building consent for replacement of ground floors with limecrete flooring. Alteration of existing opening to form new doorway to dining room.
The Parish Council has no objection.
- vii. Any other applications received
None

4. To consider planning appeals received

None

5. To note any planning decisions received

- i. **15/0387– Land At Rectory Farm, Grafton Lane, Bromsgrove, Worcestershire -**
Installation of a solar park with an output of approximately 8.94 MW on land associated with Rectory Farm.
Refused

6. Enforcement/Environmental issues

None for this meeting but will be added to full Parish Council meeting agenda for 24 September 2015.

The meeting closed at 8.25pm

Signed..... Chairman