

**Draft Minutes of the meeting of Dodford with Grafton Planning Committee
held on 2 June 2016 at 7.30pm**

Present: Councillors Paul Warman (Planning Committee Chairman), Vicky Churchill, Alwyn Rea and Christine Thomas. In attendance District Councillor Karen May, Kay Stone (Clerk) and one member of the public.

1. Apologies for absence

Cllr Rachel Jennings who gave her apologies, reasons for which were accepted.

2. Declarations of interest

- i. Cllr Churchill declared a pecuniary interest in agenda item 3i.
- ii. None

At this point Cllr Churchill left the meeting

3. To consider planning applications received

- i. **16/0335 – Land at Perryfields Road, Bromsgrove – 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); 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 Parish Council object to this planning application and has concerns that potential traffic calming through the A448 and the new estate will mean that traffic will cut through Dodford via Priory Road and Yarnold Lane. Due to the acoustic bund being constructed on the east side of the M5 there is also concern that there will be an increase in traffic noise in Dodford particularly with prevailing winds and there is also concern that the quantum fill required for the bund will be calculated and a cut and fill / construction methodology will be submitted to the LPA for approval following the grant of outline planning consent, and will not be known before then. The Parish Council would request that a Community Centre and infrastructure should be built as part of the construction programme and not added on at the end. There is also concern that schools are already full. If the District Council are minded to approve the application, then the Parish Council would insist on signs at all access points to Dodford stating no access to construction traffic. The previous proposed residential development on the other side of the Kidderminster Road was refused because of the lack of infrastructure and the Parish Council would question how this application is any different considering this application is for a much larger development.

At this point Cllr Churchill returned to the meeting

- ii. Any other applications received
 - a. **Re-consultation on 16/0219 – Gra-Ange, Priory Road – Side extension to existing property. Drainage linked into existing systems.**

The Parish Council objects to the amended plans as the siting of the extension from the front view is larger than the previous application and is not in the style of the other properties in the conservation area and would suggest that the extension be sited at the rear of the property in order to have less impact on the aspect of the village. If the District Council is minded to approve the construction of the fence, then the Parish Council would recommend that a hedge should be planted instead of a fence so that it would be in keeping with the Conservation Area and existing properties in Priory Road.

- b. 16/0453 – 175 Kidderminster Road, Park Gate – Replacement dwelling.**
The Parish Council has no objection

4. To consider planning appeals received

APP/P1805/W/16/3147311 – Parkgate Nurseries, 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 reiterate their previous comments to the District Council that they 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 50mph trunk road with double white lines for the whole of the premises.

5. To note any planning decisions received

- i. **16/0349 – Barn rear of 1 West Lodge, Swan Lane – Subdivision of ancillary building to form a separate dwelling – permitted**
- ii. **15/1073 – Hayden Oakes, Newhouse Lane – Two storey extension to dwelling – permitted**
- iii. **Appeal 3136033 – Land at Rectory Farm, Grafton Lane - installation of a solar farm with an output of 8.94MW on land adjacent to Rectory Lane (Planning application 15/0387) - refused**

6. Enforcement/Environmental issues

- i. There is a new metal construction at the equestrian centre at the Crossroads. The Clerk was requested to notify Bromsgrove District Council (BDC) Enforcement.
- ii. District Councillor May informed the meeting that BDC Enforcement have published a press release to the Advertiser regarding their success at prosecuting the owner of a building which had been built on the green belt without permission.

The meeting closed at 8.36pm

Signed..... Chairman