

**Draft Minutes of the meeting of Dodford with Grafton Planning Committee  
held on 3 July 2017 at 9.30am**

**Present:** Councillors Vicky Churchill, Lynne Griffin, Rachel Jennings (Planning Committee Chairman), and Christine Thomas

**In attendance:** Clerk Kay Stone

**1. Apologies for absence**

None received

**2. Declarations of interest**

- i. None
- ii. None

**3. To approve the Minutes from the Planning Committee Meeting on 29 June 2017**

Cllr Jennings proposed the approval, Cllr Thomas seconded, all agreed and the Minutes were signed by the Planning Committee Chairman as a true record.

**4. To consider planning applications received**

- i. **17/00685/FUL – 6 Fockbury Road** – Single storey oak framed orangery extension to rear  
The Parish Council has no objections
- ii. Any planning issues  
None

**5. To consider planning appeals received**

**APP/P1805/W/17/3174490 – Building off Fockbury Road** – Change of use of agricultural building to 1 no. dwelling house

The Parish Council strongly object to the proposed change of use as there is no evidence that this modern barn can be converted into living accommodation without being re-built, which would be against Class Q(b) of general permitted development. The Parish Council believe that a development of this nature cannot be achieved within the curtilage shown and that the ground works required to make the proposed dwelling accessible will result in farm land being hard landscaped with a non-permeable material.

The Parish Council is concerned that the revised Schedule of Works, (noting that no additional timber purlins will be necessary to strengthen the roof structure) states that a new internal blockwork will be built off the existing slab and tied to the existing blockwork with stainless steel wall ties. It is therefore our understanding (consultees have not been provided with structural evidence) that to hold the proposed mezzanine floor a dwelling is effectively being built inside of the present barn, and has no need of the barn structure itself. The Parish Council is also concerned about flammable issues with regards the existing and proposed materials as the present barn will effectively be the 'cladding'. The Parish Council queries the proposed siting of the septic tank as this encroaches on and exceeds the curtilage with its soak away being sited in farmland and close to a ditch. Present access to the barn is through agricultural land, the driving over of a grass field. The Parish Council is concerned that the proposal allows for most of the area to the entrance of the barn to be hard landscaped ie a significant change of use, to achieve vehicular access and provide parking for three vehicles to a residential property. The Parish Council also has concerns for the structure of the driveway as by using a non-permeable material there could be a significant amount of water running off the drive and down onto the road (the property is higher than the road) before being able to disperse into

the ditches, this will be both water from the property and field behind. This poses an increase in the risk of flooding of the road and ice, particularly in the winter, and especially as this road is not gritted. Additionally, the proposed kerb stones will urbanise the landscape and are completely out of keeping as this whole stretch of road is one of road and ditches.

The barn is in a prominent position being visible on both of its long sides, not only from the road but also footpath 527 and at its entrance from the road due to the bend in the road. The height of the proposed 1.2 m gates will appear significantly taller due to the gradient of the land and the elevated position that they will take, visually impacting the surroundings. The Parish Council consider them to be inappropriate in type as they are replacing a traditional metal five bar gate and again will clearly show the change of use.

This barn is in an isolated area of the village (see attached Google image) where there is currently no light pollution and this sadly would no longer be the case if permission to convert this building was granted.

The Parish council feel that this proposed change of use is an erosion of the character of the village by urbanisation of a rural area and feel this is inappropriate development in the green belt and is keen to protect the openness of the Green Belt. The Parish Council would respectfully draw the Planning Inspector's attention to Timmins v Gedling Para 74 – "Any construction harms openness quite irrespective of its impact in terms of its obtrusiveness or its aesthetic attractions or qualities. A beautiful building is still an affront to openness, simply because it exists. The same applies to a building which is camouflaged or rendered unobtrusive by felicitous landscaping".

If the Planning Inspector is minded to approve this Appeal then the Parish Council request that the Planning Inspector restricts future permitted development rights on the unit for a minimum period of 10 years and full planning permission will be required for the erection or extension of further non-agricultural and agricultural buildings on the unit; and that the dwelling created does not have any permitted development rights and would require planning permission for any future extension or alterations to the dwelling within the curtilage.

The Parish Council would also request the Planning Inspector restricts outside lighting to a minimum to prevent further urbanisation of the area and consider the removal of all windows and doors on the road side of the building to retain its barn like features.

**5. To consider any planning or appeal decisions received**

None

**6. Enforcement/Environmental issues**

None

The meeting closed at 10.27am.

Signed..... Chairman