

Draft Minutes of the meeting of Dodford with Grafton Planning Committee held on 16 April 2012 at 10.30am

Present: Councillors Vic Dawson, Richard Harper, Alwyn Rea, Richard Scott and Clerk Kay Stone

1. Apologies for absence

Councillors Rachel Jennings and Terence Lee

2. Declarations of interest

Cllr Rea declared a prejudicial interest in item 4.v and left the meeting at the appropriate time.

3. Minutes of the Parish Council meeting on 12 March 2012

Item 4i, second sentence requires the word kept to be added to read "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." The Minutes were amended, initialled, then approved and signed by the Chairman as being a true record.

4. Planning applications

- i. **12/0265 – Cherry Tree Cottage Worms Ash – Garage, change of use to dwelling.**

The Parish Council objects to the change of use and feel it would be inappropriate to proceed with this application until the boundary dispute is resolved. The Parish Council have noted and support the comments of Mr & Mrs Forrest's objections. The parish council originally objected to the garage in June 2010 and reiterate their comments at the time – "10/0476 The Parish Council question the further extension of an already extended cottage within the 40% rule. Also question the erection of a second garage and the size of the garage when the property already has an existing garage and its location is so far from the property necessitating the felling of mature trees." The Parish council wishes to draw attention that the increased traffic gaining access to and from a very narrow lane would result in the detrimental effect to the public bridle way. If the District Council is minded to permit the application then the Parish Council requests that a condition is attached to the consent withdrawing the properties' Permitted Development rights as further extensions would be detrimental.

- ii. **12/0256 – High Cottage, Alfred's Well - Regularisation of existing structure, proposed roof and timber cladding to facilitate garage.**

The Parish Council do not support the application because 1) the original application to put a garage on this site was refused by Bromsgrove District Council and 2) the failure of the owners to remove the structure. The building should have been removed at the time of the refusal and so the

reasons for the refusal would appear to still apply. If the erection of a garage on this site was inappropriate at that time then it still remains inappropriate.

- iii. **12/0226 – Land at E391641 N271552 Kidderminster Road, Woodcote Green - A steel portal framed building being 18.29m x 18.29m. The propose building would 7.32m to the ridge and 5.49m to the eaves.**

The Parish Council approve the building as storage for grain and fertiliser but bearing in mind there are already buildings on this land, would request this building is used for the exact purpose that the application is made in - namely the storage of grain and fertiliser. Screening of this building from surrounding properties should be traditional deciduous trees and not leylandii.

- iv. **12/0168 – Westview, 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.**

The Parish Council object to this application as they feel it fails to respect the integrity of the existing cottage and is concerned about the size of the extension dominating neighbouring smaller cottages. The Parish Council feels it needs to be established that the extension does not exceed the 40% rule. If Bromsgrove District Council is minded to approve the application the Parish Council would request that conservation style veluxes are used.

- v. **12/0246 – Dodford Nursery Children’s Holiday Farm, Warbage Lane - Revised vehicle access and associated amendments to boundary treatment with new vehicle and pedestrian gates added.**

The Parish Council strongly support the application on the grounds that it will improve the safety aspect of the access to and from the Holiday Farm.

- vi. Any other applications received – none received.

5. Planning decisions

- i. **12/0125 – Sunnyside, Kidderminster Road – Installation of two Velux windows - Permitted**
- ii. **11/1024 – Land at E391641 N271551, Kidderminster Road, Woodcote Green - Application for a steel portal frame building to be used as a grain store at land off Berry Lane - Refused**
- iii. **11/0928 – Vicarage Lodge, Priory Road – First floor extension – Refused**

6. Planning appeals

None received.

7. Enforcement/environmental issues:

- i. The Clerk was asked to notify Ruth Bamford, Head of Planning and Regeneration at Bromsgrove District Council of the suggested agenda for the meeting on 26 April:
 - a. Enforcement issues
 - b. Officer decision – need explanation particularly when planners do not wish to pursue
 - c. Follow up action connected with erection of buildings once approval has been given e.g. subsequent site visits
 - d. Failure of planners failing to respond within the statutory eight weeks
 - e. What determines untidy land
 - f. Amended planning applications and failure to advise the Parish Council when amendments have been approved
 - g. The Stable appeal – why are there no documents from the Planning Inspectorate, appellant, agent etc not showing on the BDC web site

- ii. The Clerk was asked to check that the owners of Braeside received permission from Bromsgrove District Council to build stables some years ago.

The meeting closed at 11.55am

Signed Chairman