

Draft Minutes of the meeting of Dodford with Grafton Planning Committee held on 6 February 2018 at 7.30pm

Present: Councillors Rachel Jennings (Planning Committee Chairman), Rory Lydon, Alwyn Rea and Scottie Sanderson

In attendance: Clerk Kay Stone and 9 members of the public

1. Apologies for absence

Cllrs Vicky Churchill, Lynne Griffin and Christine Thomas gave their apologies, reasons for which were accepted

2. Declarations of interest

- i. None
- ii. None

3. To consider planning applications received

- i. **18/00052 – Dodford Inn, Whinfield Road** – Remove existing shallow roof of Keg Cellar area, raise front wall a number of brick courses to suit front elevation drawing. Replace roof with ridge beam and purlin and replace roof slates with new slates to match existing adjacent buildings.

The Parish Council has no objection to raising the front wall on the understanding that there is not a change of use for that area.

13/0275 – Parkgate Inn, 178 Kidderminster Road – Demolition of all existing buildings and erection of two detached cottages.

The Clerk was instructed to ask District Councillor Karen May to call this application in, but in the meantime, the Parish Council comments are as follows: The Parish Council is concerned that the paper work provided with this application is four years old and relates to the original application for part demolition and part conversion of the Parkgate Inn and part new build to create three dwellings. The Parish Council need to see a new application with new paperwork before it can fully comment on this application.

The new application for complete demolition and building of two detached houses has no new paper work to support it apart from drawing no. 09. The Parish Council need to see a new application with new paperwork before they can comment. The Parish Council is not aware of an application for a change of use from a pub to two dwellings and would question whether the District Council has requested to see the accounts for the pub to support its viability.

The Parish Council has received significant local opposition to this application and would point out that this CAMRA award winning pub is well used, having been refurbished over the last three years, with the accommodation being refurbished in the last six months. The Parkgate Inn is an historical building going back to 1840 and needs to be preserved as a community asset. Furthermore, if the Parkgate Inn is to be demolished there will be the loss of a family home and loss of employment to be replaced with not affordable housing.

Should the District Council be minded to approve this application the Parish Council would request the proposed orchard (converted from the current car park) has some conditions attached to it to ensure that for a period of 50 years or more it is kept as an orchard/arboretum and loses any rights for a building of any permanent nature during that time.

The paddocks behind the proposed dwellings, as per the drawings, would become landlocked, with only pedestrian access from the public footpath. Should the District Council be minded to approve this application, the Parish Council request

that a condition be attached that the paddocks should remain as agricultural land and not be able to be built on.

ii. Any planning issues

The Clerk informed the Planning Committee that she had seen that the Dodford Inn was on the recent non-material amendment list circulated by Bromsgrove District Council (BDC) and advised them that this relates to the re-orientation of the disabled toilet to allow a slight internal alteration. Planning permission is not required for this.

4. To consider planning appeals received

None received

5. To consider any planning or appeal decisions received

Approval for Bankside, Kidderminster Road, for the removal of existing conservatory and erection of extension to original side of the property.

6. Enforcement/Environmental issues

No updates were available for the meeting.

7. Article 4

BDC are not keen on Article 4 but appear willing to adopt it after consultation with residents

8. Conservation Area

The Conservation Officer is well on the way to completing the Conservation Area Appraisal and the Parish Council has been told it should be available within the next two months.

Both Mike Dunphy and Mary Worsfold from BDC are happy to attend the Annual Meeting to discuss Article 4 and the Conservation Area.

The meeting closed at 8.25 pm

Signed..... Chairman