

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the special meeting of the Joint Parish Council held at Barford Memorial Hall on Tuesday 9th August 2005

Present: Cllr J V Murphy (Chairman)
Cllr R Clay, Cllr K S Hope, Cllr S G Starkey, Cllr W Worrall, Cllr Mrs A Gordon, Cllr G P Grima, Cllr Mrs J A Jackson, Cllr Dr M J Metcalfe, Cllr G F Smith, Cllr J T Wright, Cllr R G Butler,

Apologies: Cllr M P Byerley, Cllr G G Morris, Cllr L Caborn,

Opening

106 The meeting opened at 7:35 pm

107 Apologies for absence were noted.

108 The Chairman welcomed Mr Philip Clarke and Ms Sally Jones from WDC to the meeting

Declarations of Personal and Prejudicial Interests

109 Cllr Hope declared a personal interest in the Barford Village Envelope changes as they impact on Little Watchbury, his residence.

Representations by Members of the Public

110 Ten members of the public were present. None spoke.

Warwick District Local Plan

111 Mr Clarke distributed the document at Annex A and then elaborated upon each of its points, pausing to take questions on all its aspects.

112 It was evident that, with one exception, all the comments made previously by the JPC had been taken into account in this revised version of the plan, and Mr Clarke advised that there was no need in any future submission to repeat them.

113 If however there were any further observations then they would be addressed by WDC, but that they had to be made by 19th August.

114 The Chairman thanked the WDC team for a polished and professional presentation and for the thoughtful response to questions. He confirmed that the JPC would be making a submission of new evidence. He wished however at that stage to make a general point on consultation exercises such as this. If WDC was keen to take advantage of parish councils' scrutiny of documents then more effort should be made to distribute them to those scrutineers (cost notwithstanding). In this case only one additional copy of the document had been made available; an inadequate number for fifteen members each to have the chance to read it.

115 At this point Mr Clarke and Ms Jones left the meeting.

116 The Chairman then summarized the new evidence which had emerged during the discussions. It was acknowledged that it would have more impact were it constructively phrased, and to that end it was agreed to set up two working parties to draft the JPC's submission:

- Working Party 1 (Cllrs Mrs Gordon and Grima) to comment upon the revised plan's proposals for landscape and woodlands in the light of PPS7. (Annex B)
- Working Party 2 (Cllrs Clay, Dr Metcalfe and Murphy) to deal with all other topics arising. (Annex C)

Any Other Business

117 There being no other business the meeting was closed at 9:45pm

Date of Next Meeting

118 The next meeting of Council is on Tuesday 20th September 2005 at 7:30 pm in Barford Memorial Hall.

Warwick District Local Plan Discussion with Barford, Sherbourne and Wasperton Joint Parish Council, 9th August 2005

1. Key general points

- Broad strategy of the local plan is unaltered from First Deposit Version.
- Local plan has been amended to reflect concerns of objectors to First Deposit Version and new Government policy and guidance.
- Whole local plan placed on deposit.
- Local plan placed on deposit until 19th August 2005
- Public Local Inquiry expected in early 2006.
- Local plan not adopted until 2007.

2. Response to objections from Barford, Sherbourne and Wasperton Joint Parish Council

<i>Obj.</i>	<i>Policy/para</i>	<i>Subject</i>	<i>Comment</i>	<i>WDC response</i>
AC	DP7	Traffic generation	Plan fails to recognize the inevitable level of car dependency that exists in rural areas	The policy refers to “significant” road traffic movements and “adverse impacts”. Rural areas will see lower levels of development and what development there is will result in fewer adverse impacts. The policy does consider individual proposals on their merits.
AD	DP8	Parking	Objects to the policy of restricting parking provision	This approach is in line with current Government planning policy. Supplementary guidance will be prepared that provides more details for how this policy will be implemented.
AE	DP10/ Proposals map	Flooding	Flood risk areas should be shown in greater detail	The flood risk maps are indicative and should not be used as a basis for decision making. The text of paragraph 4.59 has been re-written to clarify their nature, role and indicative status.
AF	RAP2	Directing new housing (rural areas)	Housing should be limited to affordable housing that is needed to meet local/parish needs	Policy RAP2 has been amended to bring it more closely in line with strategic policy in both the Structure Plan and RSS. It now provides for <i>market</i> housing where there is an identified local need and for <i>affordable</i> housing. It is considered that given the limited opportunities for new development in the villages then an amount of affordable housing to meet general needs is reasonable. It is not anticipated that this will result in large numbers of new affordable housing being provided.
AG		Omission of a policy	Oldham’s of Barford should be designated as an exceptions site for affordable housing	In view of the changes to RAP2, there is not felt to be a requirement for a specific policy for Oldhams.
AH	Inset Plan	Barford village envelope	Objects to change to boundary of village envelope.	The First Deposit Version made 8 detailed amendments to the village boundary for Barford. See schedule below.

Objection AH: Boundary changes to Barford village

<i>Location</i>	<i>Change proposed in First Deposit Version of local plan</i>	<i>JPC obj. to First Deposit Version</i>	<i>Change proposed in Revised Deposit Version of local plan</i>	<i>Has JPC objection been met?</i>
Oldhams	Boundary revised to exclude land outside by-pass and include only operational land	✘	Updated to reflect land within planning application for Oldhams	✓
Land south of 20 Mill Lane	Included within village boundary	✘	Reverted to adopted local plan boundary	✓
Land north of “The Cottage”, Mill Lane	Included within village boundary	✘	Reverted to adopted local plan boundary	✓
Fisherman’s car park	Excluded from village boundary		No change	✓
“The Villa’s, High Street	Excluded from village boundary	✘	No change	✘
Part of garden to rear of 12, High Street	Excluded from village boundary	✘	Reverted to adopted local plan boundary	✓
Barford Lodge, Church Lane	Excluded from village boundary	✘	Reverted to adopted local plan boundary	✓
School fields, Church lane	Excluded from village boundary		No change	✓

3. Other key changes to the local plan (from First Deposit Version)

Policy	Subject	Change
DP5	Density	Policy amended to make clear the minimum density for residential development. This is 30/ha in all cases and 50/ha in town centres and near to public transport interchanges
DP12a	Renewable Energy Developments	NEW POLICY This policy provides a framework for renewable energy proposals. It also provides a framework for seeking that new development seeks to meet a proportion of its energy requirement from renewable resources.
SC2	Protecting employment land and buildings	Additional criteria to allow (1) affordable housing on employment sites and (2) the re-use of employment land for non-housing uses where the applicant can demonstrate that there is adequate land to meet strategic employment needs.
SC8a	Managing housing supply	NEW POLICY This policy states that where the Council’s strategic housing requirement is exceeded it will seek to regulate the supply of windfall sites through production of a Supplementary Planning Document.

SC9	Affordable housing	The thresholds for affordable housing are lowered as follows:- <input type="checkbox"/> Urban areas – 10 dwellings or 0.25 ha. <input type="checkbox"/> Rural areas – 3 dwellings The requirement remains at 40%.
UAP2	Directing new employment development	The policy has been amended to ensure that B1 uses generating a significant number of trips are directed to town centre locations.
UAP4 - 5, TCP2, 4-6, 8	Various shopping policies	These have been amended to take account of the changes to the Use Classes Order. In all cases except TCP6 (see below), the policy does not differentiate between A3, A4 or A5 uses.
TCP6	Café quarter	The additional flexibility given to this policy applies to A3 and A4 uses, but is not extended to A5 uses.
RAP7	Directing new employment	A new criterion now allows for new employment on previously-developed land within the limited growth villages where this can clearly meet a local need.
RAP8a	Replacement of rural buildings	NEW POLICY This policy allows for the replacement of rural buildings in appropriate instances.
DAP3	Special Landscape Areas	THIS POLICY IS NOW DELETED Protection to the character of SLA's is now given through amendments to policy DP3. This policy now mentions SLA designation in the Structure Plan and makes reference to the Warwickshire Landscape Guidelines.
DAP5	Trees, woodlands and hedgerows	THIS POLICY IS NOW DELETED Protection to trees in case is now given in DAP10 and hedgerows are now referred to in DP3.
SSP2	Major Developed Sites	The following further MDS's have been added:- <input type="checkbox"/> University of Warwick <input type="checkbox"/> Haseley Business Centre <input type="checkbox"/> Woodside Training Centre <input type="checkbox"/> North Leamington School
SSP5	Safeguarding land for Warwick and Leamington Park & Ride	The allocation at Europa Way has been deleted and replaced by an "area of search" for a Park & Ride at Greys Mallory.
SSP7	Coventry airport	This policy has been replaced by a more detailed policy that identifies the criteria that should be applied to any aviation activity at the airport.
Prop. Maps	Conservation areas	Amended to show up-to-date conservation area boundaries.

WDC Local Plan - comments from Sherbourne

Special Landscape Area

Policies that designate certain areas worthy of special protection should be retained and reinforced, particularly where such rural areas are being threatened by urban expansion of nearby towns, as for example the land west of the M40 which includes the Parish of Sherbourne.

The present method used to designate these sensitive areas appears to rest on arbitrary opinion, whereas it should be criteria based on information scientifically gathered, e.g. a hedgerow can be assessed according to botanical, biological, ecological, geological and historical findings, and is done so by WCC. The designated Special Landscape Areas need to be assessed in a similar manner and regularly monitored to ensure that they do not deteriorate and if necessary are improved.

Discussions should formally take place with interested parties and qualified professionals as to what criteria should be drawn up to identify, protect and enhance these fragile areas within WDC. Following this a special supplementary note should be compiled to add to the Local Plan.

Green Belt land

Part of Sherbourne Parish lies within the Green Belt, which arbitrarily ends along the A46, which is contrary to the main characteristic attributed to this designation — namely the openness of the countryside. This whole rural area merits protection and thus the Green Belt designation should be washed over the whole of this Parish, and not merely part of it, the more especially if the Special Landscape Area designation is to be abandoned. Currently there are areas elsewhere in WDC which are classified as Green Belt, e.g. Hatton Park, but have obviously lost the openness aspect, and yet apparently merit a degree of protection that other rural areas will not be afforded.

Policy enforcement

Unfortunately, local experience indicates that WDC policies are not clearly promoted nor followed by WDC in relation to planning applications, or to breaches of the policies. This new Local Plan should indicate how policies will be properly adhered to.

CHRONOLOGY and PROCESS OF EMERGING LOCAL PLAN

There should be an agreed and universally accepted weighting given to emerging plans at various stages of their development as it is currently a cause of considerable confusion to all involved in the planning process – clearly demonstrated by different, changing and conflicting weights given to the emerging plan by WDC and Inspectors during the development of this plan.

INCONSISTENCIES

- There are frequent references to the “**Proposals map**”, although there does not appear to be such a labelled map – presumably this relates to the “**Part 1 – District Wide**” map
 - Areas of restraint, referred to in DAP2, and possibly elsewhere, are not shown on map
 - Greys Mallory area of search (SSP5) is not shown
-
-

AFFORDABLE HOUSING

Add to 5.53

Affordable housing is a general concept and

“on any specific planning application the precise nature and mix of Affordable housing to be provided should be specified and should relate directly to local housing needs surveys or where appropriate Parish Plans”

RURAL COMMUNITY CAR DEPENDENCY

We do not believe that the plan currently recognizes or responds to the inevitable car dependency of rural communities for accessing essential services.

DP8 4.44

Insert after “needs of people and businesses”, “**including the car dependency of rural communities.**”

In preamble add

e) takes account of the parking needs of car dependent rural dwellers accessing essential services

REPLACEMENT OF RURAL BUILDINGS

8.57c – we consider this to be too restrictive, especially to the Green Belt, and not supportive of the agricultural sector.

WEASEL WORDS and OVERPOWERING CENTRAL POLICY

This JPC laments the constant use of vague generalities which dilute the precision and enforceability of these Local Plan policies. We also note a total lack of quantification where even an approximate figure would be a useful guide to the implementation of policy.

- Eg RAP3 - “substantially alter the scale” and “significantly extending”
 RAP4 - “materially larger”
 RAP7 - “smaller scale” and “low intensity”

It would appear to us that these, and many others, could be quantified by numbers and percentages, whereas currently they only offer scope for debate and negotiation and rich pickings for lawyers and consultants at Appeal or Public Inquiry.

The JPC has concerns that

1. Local Plan policies are sometimes not adequately followed when determining applications
2. Local Plan policies are dictated by Central Government/regional policy and sometimes do not adequately relate to local circumstance.

We therefore suggest adding in a new 1.44

“Once adopted policies in the Local Plan will be expected to be the pre-eminent basis upon which all development and planning decisions will be made, unless otherwise dictated by the clearly demonstrated local need of the immediate community effected by such development.”
