

Barford Sherbourne and Wasperton Joint Parish Council

Minutes of the Meeting of the Planning Committee held on
Monday 2nd June 2008 in Wasperton Village Hall

Present: Cllr J V Murphy, (Chairman)
Cllr Mrs W Barlow, R Clay, S G Starkey, W Worrall, Mrs P Wilkinson ,
N F J Thurley, J T Wright
Apologies: Cllr Mrs A Gordon,

Opening

- 17 The meeting opened at 7:30pm.
18 Apologies for absence were noted.
19 Four members of the public were present.

Declaration of Personal and Prejudicial Interest

- 20 Cllr Mrs Wilkinson - W08/0716 and W08/717LB - Personal

Planning Applications

- 21 **Application No: W08/0716**
Description: Erection of porch, dining room link and pool extension and various internal alterations
Address: The Manor House, Vicarage Lane, Sherbourne, Warwick, CV35 8AB
Applicant: Mr Long
JPC Decision: The Joint Parish Council has no objection, but also makes the following comment:
Members have concerns over the increased roof and very large patio areas and their impact on "run-off" and would suggest the use of permeable patio materials and or the clear provision of soak-away drainage.
- 22 **Application No: W08/0717LB**
Description: Erection of porch, dining room link and pool extension and various internal alterations
Address: The Manor House, Vicarage Lane, Sherbourne, Warwick, CV35 8AB
Applicant: Mr Long
JPC Decision: The Joint Parish Council has no objection in principle but makes the following comments:
- All materials and implementation must be sympathetic with existing
 - Members have concerns over the inclusion of powder-coated aluminium folding doors which seem out of keeping with the rest of the building
 - All rendering should match existing
- 23 **Application No: W08/0734**
Description: Change of use from retail to domestic, the proposed extensions to the two existing dwellings on the site and the demolition of a timber workshop/garage
Address: The Old Post Office, 2 Church Street, Barford, Warwick, CV35 8EN
Applicant: Ms D Hope
JPC Decision: The Joint Parish Council OBJECTS to this application, on the following basis
- In the application the owner claims to have discussed the application with the Chairman of the Joint Parish Council - THIS IS UNTRUE
 - Loss of commercial/retail premises in the Rural Area is contrary to

Local Plan policy

- The claimed marketing activity was based on totally unrealistic rental and sale valuations and hence was bound to fail to attract tenants/purchasers
- The proposed access arrangements are moved closer to the busy Wellesbourne Rd/Church St/Bridge St mini-roundabout junction, and claims that the traffic on Church St are much reduced cannot be substantiated; indeed numbers are largely unchanged but traffic speeds have actually increased according to WCC surveys
- There is inadequate room within the site to permit vehicle turning; which does not support the applicants claim that vehicles will be able to leave the site (and enter) in forward gear
- The treatment of the front elevation of the old shop does not adequately reflect its former use and we would prefer the retention of the current window styles and door detail even if these were not actively utilised by the occupants
- We have concerns over the proposal of a tiled canopy on the front elevation which overhangs the public footpath - NB: this is not shown on the elevation of this building from Church St direction.
- We consider that the extension of the Church St property is gross overdevelopment of that site compared to the very modest footprint that existed there in the recent past
- The JPC does not understand the need for nor the exact proposal regarding the public noticeboard and requests proper consultation before such proposal is moved forward

24 **Application No: W08/0735CA**

Description: Change of use from retail to domestic, the proposed extensions to the two existing dwellings on the site and the demolition of a timber workshop/garage

Address: The Old Post Office, 2 Church Street, Barford, Warwick, CV35 8EN

Applicant: Ms D Hope

JPC Decision: The Joint Parish Council OBJECTS to this proposed demolition on the following grounds:

- This is a well known and recognised landmark building set at the heart of the Conservation Area and intimately attached to the famous Barford Cedar Tree and old Post Office/Barford Tea Rooms
- The building itself, whilst in need of some repair/renovation has an enormous history and heritage, having previously served as a garage and village cinema

Closure

25 There being no further business the meeting closed at 8:28 pm.