

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Mon 30 Sep 13 in Wasperton Village Hall

- Present:** Cllr J V Murphy, (Chairman)
Cllr: Mrs W Barlow, R Clay*, P A P Morris, Mrs A Gordon, Mrs R Newsome,
N F J Thurley, J T Wright,
- Apologies:** Cllr: J M Hawkesford,
*vice Cllr Hawkesford

Opening

- 67 The meeting opened at 7:30pm.
- 68 Two members of the public were present.

Declaration of Disclosable Interests

- 69 W/13/1218:
- Cllr Mrs Barlow and Clay declared a personal interest.
 - Cllr Murphy declared a prejudicial interest and left the meeting.

Public Participation

- 70 Mr R Taylor-Watts spoke in opposition to W/13/1153.
- 71 Mr Peters spoke in its support.

Planning Applications

- 72 **Application No:** W/13/0724
Description: Outline application for erection of six detached houses with all matters reserved.
Address: Westham Lane Barford Warwick CV35 8DP
Applicant: Mr Robin Ogg
JPC Decision: No objection
- 73 **Application No:** W/13/1153
Description: Construction of one dwelling, detached garage, new access and associated works.
Address: 2 Westham Lane, Barford, Warwick, CV35 8DP
Applicant: Mr Peters
JPC Decision: Objection on the following grounds:
- Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, overshadowing.
 - Unacceptably high density / overdevelopment of the site, especially as it involves loss of garden land or the open aspect of the neighbourhood (so-called 'garden grabbing').
 - Visual impact of the development.
 - The proposed development is over-bearing, out-of-scale and out of character in its appearance compared with existing development in the vicinity.
 - The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners.
 - Adverse effect of the development on the character and appearance of the Conservation Area.
 - The development would adversely affect highway safety or the convenience of road users.
 - A recently commissioned Housing Needs Survey for Barford revealed no requirement for five-bedroomed houses.

- In an earlier planning application for changes to 2 Westham Lane (W/03/1152) the following condition was enforced: “Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no window other than those expressly authorised by this permission, shall be placed at any time in the north-west elevation of the dwelling.”
One reason was: “To retain control over future development of the premises in the interests of residential amenity.”
It is argued such a condition should apply to any new building within the curtilage of 2 Westham Lane.

74 **Application No:** **W/13/1218**
 Description: Replace existing flat roof; replacement existing roof light and insert a new roof light.
 Address: 20 Bridge Street, Barford, Warwick, CV35 8EH
 Applicant: Miss Amanda Fawcett
 JPC Decision No objection

Notifications

75 **Application No:** **W/13/0307**
 Description: Erection of small stable yard consisting of 3 timber stables and storage erected on existing concrete yard within the boundaries of existing wall and fencing.
 Address: Stable Cottage, Sherbourne Park, Church Road, Sherbourne, Warwick, CV35 8AP
 Applicant: Mr Julia Grundy
 JPC Decision: Objection on the grounds of impact on the conservation area, the proximity of a listed building, and its deleterious image on the approach to the village church.
 WDC Decision GRANTED

76 **Application No:** **W/13/0623**
 Description: Single storey rear extension to provide new linked dining and relax area
 Address: Priors Garden, Watery Lane, Sherbourne, Warwick, CV35 8AL
 Applicant: Mr Evans
 JPC Decision: No objection.
 WDC Decision GRANTED

77 **Application No:** **W/13/0752**
 Description: Erection of a two storey side extension to existing house to include demolition of garage.
 Address: 49 Bremridge Close, Barford, Warwick, CV35 8DE
 Applicant: Mr Hartley
 JPC Decision: Objection on the grounds:

- loss of light
- privacy
- highway safety
- overdevelopment
- car parking
- character of the area

 Further the JPC fully supports the objections raised by the applicant's neighbour
 WDC Decision: GRANTED

- 78 **Application No:** **W/13/0904**
Description: Single storey rear extension and a two storey side extension with associated internal alteration.
Address: 21 Wellesbourne Road, Barford, Warwick, CV35 8DR
Applicant: Ms Saywell & Mr J Close
JPC Decision: Objection on the grounds of loss of light, loss of privacy, overdevelopment and adverse impact on the character of the area.
 Further the JPC notes that applications such as these remove from the housing stock small starter homes for which there is an established need in the village.
WDC Decision: GRANTED
- 79 **Application No:** **W/13/0906**
Description: Erection of single storey garden room extension to rear of property.
Address: 48 Wellesbourne Road, Barford, Warwick, CV35 8DS
Applicant: Mr Jones
JPC Decision: No objection
WDC Decision: GRANTED
- 80 **Application No:** **W/13/0914/CA**
Description: Demolition of part of boundary wall
Address: 16 High Street, Barford, Warwick, CV35 8BU
Applicant: Mr Howard Marshall
JPC Decision: Objection on the grounds of highway safety, overdevelopment, car parking and adverse impact on the character of the area.
WDC Decision: WITHDRAWN

Closure

- 81 There being no further business the meeting closed at 8:14pm.