

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Mon 5 Nov 13 in Wasperton Village Hall

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

Opening

90 The meeting opened at 8:40pm.

91 Thirteen members of the public were present.

Declaration of Disclosable Interests

92 Cllr Hawkesford declared a prejudicial interest in application W/13/1465 and absented himself from the meeting when it was considered.

Public Participation

93 The following spoke in opposition to application W/13/1465:

- Mr Braithwaite
- Mr Magson
- Mrs Jones
- Mr Turner
- Mr Scott

Planning Applications

- 94 **Application No: W/13/1403**
Description: The change of use and demolition in part of redundant barns, farm buildings and the new build addition of a reception space to create a bespoke wedding venue including parking for 36 cars.
Address: Sherbourne Farm, Stratford Road, Sherbourne, Warwick, CV35 8AD
Applicant: DJL Construction
JPC Decision: No objection always provided:
 - The permission has conditions designed to minimize the noise nuisance.
 - A study is made to ensure the project poses no threat to the environment and wildlife.
- 95 **Application No: W/13/1406**
Description: External alterations to the existing garage which include raising the ridge, insertion of roof lights and the blocking up of the garage door.
Address: Alderham Bank, Barford Road, Barford, Warwick, CV35 8DA
Applicant: Mr P O'Neill
JPC Decision: No objection
- 96 **Application No: W/13/1465**
Description: Erection of 50 dwellings, open space and associated infrastructure
Address: Land east of Wellesbourne Road and north of Wasperton Lane, Barford
Applicant: Sharba Homes (OP) Ltd
JPC Decision: Whilst recognizing that the applicants have made some significant moves to address some of the comments in the Inspector's report on Appeal reference APP/T3725/A/12/2184225 which was dismissed on 25 Mar 13, Barford Sherbourne & Wasperton Joint Parish Council OBJECTS to the current application on the following grounds:

1 – HERITAGE – Development, in particular in the northern part of the

site, will have a significant harmful effect on the setting of Barford House, a 2* Listed Building and that damage is not balanced by the benefits of the scheme to the community of Warwick District area and Barford in particular when considered in terms of NPPF.

Furthermore the creation of a new site access through the landmark wall fronting onto Wellesbourne Road will have a significant damaging effect on the wall itself, the setting of Barford House, the Barford Conservation Area and the general streetscape.

Concerning the wall we are further concerned that in order to make the new opening's impact less significant the applicant has proposed an arrangement which meets lower than usual standards for width and sightlines and will doubtless compromise the safety of all road users and pedestrians in the vicinity.

2 – LOCAL NEED – Notwithstanding the emerging WDC New Local Plan Revised development Strategy and likely final proposals for Barford this application fails to address clearly identified local needs. Specifically this proposal will provide an excess of Affordable Homes compared to our measured need (HNSs 2009, 2012 and 2013 currently being undertaken) which will require residents to move from outside the area to a less than fully sustainable village. The latest incarnation of RDS actually recognized Barford's lower sustainability ranking to a modest degree but still did not fully reflect the Sustainability Assessments which had earlier been published in Preferred Options stage and G&T documentations. Concerning Market Homes the proposals make no effort to match provision with our measured needs – providing only very modest numbers of 2 and 3 bed homes and minimal numbers of bungalow dwellings. The large proportion of 4 and 5 beds homes proposed have been shown by HNS to be not required by the local population, many of whom are currently wishing to down or right-sized from such larger houses.

The applicants relate the fact that they have conducted numerous consultations themselves and there have been various others by Barford Residents association and others. From these consultations they have "cherry-picked" results to support their own proposals and tweaked designs to find favour, but have resolutely refused to amend their proposals to provide development of the sizes and types which residents have suggested and which HNSs have indicated.

3 – VILLAGE DESIGN STATEMENT – Published in 2009 and adopted by WDC this document addresses all aspects of development in Barford. Previous large developments have taken long times to integrate into the village and the VDS is quite emphatic that large scale developments are "not appropriate and should not be repeated in the future" due to their impact on the existing physical form and scale of the village; impact on the established nature of the community, sensitivity of views out of, into and across the village; capacity of services and infrastructure.

4 – BARFORD NEIGHBOURHOOD PLAN – BNDP Group is now well established and policies are now emerging. The JPC is aware of Wiltshire Council's recent case where they took the view that "to approve an application for a major development ...would undermine the NDP process" and refused an application. The JPC is aware of just how demoralizing such applications are to groups attempting to work in the democratic process to influence planning and benefit their communities and would agree that such large applications should be refused pending finalization of the NDP process. Indeed in a recent Appeal/Public Inquiry the Inspector deferred to the emerging NDP and declined to determine the Appeal.

5 – FOOTPATHS – Whilst welcoming permeability of the site and public access the JPC has concerns over the two footpaths from Wellesbourne

Road and believes their inclusion will be intrusive to the privacy of nearby properties, will be a safety/security issue and may encourage vandalism, litter and graffiti.

- 97 **Application No:** **W/13/1475**
Description: Two and single storey rear extension with part of existing building to be demolished to allow construction of new extension
Address: 42 Wellesbourne Road, Barford, Warwick, CV35 8DS
Applicant: Mr Burgess
JPC Decision: No objection

Notifications

- 98 **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. Recent surveys of housing need in Barford show a requirement for smaller houses which, at six detached dwellings on this site, these are sure to be.
WDC Decision: GRANTED
- 99 **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.
- WDC Decision: REFUSED

Closure

100 There being no further business the meeting closed at 8:30pm.