

# BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

## Minutes of the Meeting of the Planning Committee held on Mon 27 Jan 14 in Wasperton Village Hall

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

### Opening

- 125 The meeting opened at 7:30pm.  
126 No members of the public were present.

### Declaration of Disclosable Interests

- 127 None was declared

### Public Participation

- 128 There was no public participation

### Planning Applications

- 129 **Application No: W/13/1797**  
Description: Erection of a single storey side extension after demolition of existing glazed lean-to extension.  
Address: 27 Church Street, Barford, Warwick, CV35 8EW  
Applicant: Mr & Mrs A Jones  
JPC Decision: No objection. [The SE elevation seems to show asymmetric gable ends on the extension].
- 130 **Application No: W/14/0059**  
Description: Erection of a single storey rear extension  
Address: 20 Verdon Place, Barford, Warwick, CV35 8BT  
Applicant: Mr & Mrs Murdoch  
JPC Decision: No objection

### Notifications

- 131 **Application No: W/13/0796**  
Description: Erection of two storey side, single storey rear extension  
Address: Castle View, Hareway Lane, Barford, Warwick, CV35 8DD  
Applicant: Mrs Haynes  
JPC Decision: Objection on the grounds of overdevelopment and adverse impact on the character of the area.  
WDC Decision: REFUSED
- 132 **Application No: W/13/0797**  
Description: Change of use of land from Agricultural to Domestic  
Address: Castle View, Hareway Lane, Barford, Warwick, CV35 8DD  
Applicant: Mrs Haynes  
JPC Decision: Objection on the grounds of loss of valued open space and adverse impact on the character of the area.  
WDC Decision: REFUSED

**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.

WDC Decision: REFUSED

134 **Application No: W/13/1619**

Description: Erection of a single storey rear / side extension; porch; 2no side facing dormer windows and relocation of pedestrian gate.

Address: 18a Bridge Street, Barford, Warwick, CV35 8EH

Applicant: Mr & Mrs N Hansen

JPC Decision: No objection

WDC Decision: GRANTED

135 **Application No: W/13/1698**

Description: Installation of solar panels to front roof slopes.

Address: 11 High Street, Barford, Warwick, CV35 8BU

Applicant: Mr Williams

JPC Decision: OBJECTION

- Adverse effect on the character and appearance of the Conservation Area.
- Adverse effect on the setting of a nearby listed building.

WDC Decision: PERMITTED DEVELOPMENT (challenged by JPC)

### Closure

136 There being no further business the meeting closed at 7.54pm.