

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Mon 1 Sep 14 in Barford Memorial Hall

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

Apologies: Cllr J M Hawkesford,

*Vice Cllr Hawkesford

Opening

- 65 The meeting opened at 8:15pm.
- 66 Five members of the public were present.
- 67 Apologies were accepted.

Declaration of Disclosable Interests

- 68 Cllr Mrs Barlow, Application W/14/1183, personal interest.
- 69 Cllr Clay, Application W/14/1183, personal interest.
- 70 Cllr Murphy, Application W/14/1183, prejudicial interest. (He absented himself from the meeting during discussion of this item.)

Public Participation

- 71 Mr Braithwaite lamented the fact that the decision to hold the appeals on the Barford House wall and the housing construction there had been made concurrent, thus shortening considerably the time available to prepare a presentation to the Inspector on the former. Better by far to have extended the period for the latter.

Planning Applications

- 72 **Application No: W/14/1135**
Description: Partial demolition of approximately 86m of wall circa 2 - 3.5m high adjacent to Wellesbourne Road, and 39m of wall circa 3.5m high adjacent to Insons Yard, Barford, to below line of damaged bricks and erection of safety hoarding together with necessary temporary works plus storage of undamaged bricks.
- Address: Wellesbourne Road, Barford, Warwick, CV35 8EL
Applicant: PA Hopkins Ltd & Sharba Homes (OP)
JPC Decision: The JPC holds the same reservations about this application as it did for W/14/0361 which, for the avoidance of doubt, were:
1. There is uncertainty whether the wall is listed.
 2. The surveyor's report is regarded as inadequate.
 3. There is a strong body of opinion amongst Barford residents that demolition is too brutal a solution (depriving the village of an emblematic structure) and that its dismantling and rebuilding should be the aim.
 4. It is understood that an independent survey has been commissioned. When that becomes available the JPC would welcome the opportunity to comment on the proposals further.

The first point has been clarified; in his letter of 2 Jul 14 Mr Gary Fisher (Development Manager WDC) informed the JPC that "Following the consultation the majority of boundaries to those Parks and Gardens on the WDC Local List of Parks and Gardens where [sic] approved by the WDC Executive on 16 April 2014..... I am writing to inform you that the boundaries for Barford House were approved.....". The letter goes on to say that although the designation is non-statutory the wall is still afforded protection

by virtue of Policy DAP11 of the WDC Local Plan 1996-2011.
But no mention is made in the application of the status of the wall.

On the second point the JPC is encouraged by the commentary in the Barneveld report which suggests that this wall is repairable, as opposed to the applicant's report which suggested otherwise.

The third point is reinforced by the commentary at Paragraph 8 in the report on the failed appeal against WDC's refusal of planning permission for W/11/1533:

"The setting of the house in its estate is also evident from outside the property, especially when viewed from Wellesbourne Road, where the boundary wall forms a consistent feature along the frontage, unifying the house with its former land holding on either side. The wall is characteristic of the village, where the remnants of other estate walls line the village streets, and is of particular significance because of its continuity and length. It makes a positive contribution to the Conservation Area, both in terms of its historic appearance, and as evidence of the size and status of Barford House, and its role within the village."

The fourth point deals with the independent survey commissioned by WDC from Barneveld Consultants. It observes that, notwithstanding the deterioration of the bricks and brickwork (which has been allowed to proceed without repair work), the wall is stable and safe, and it concludes "This wall is repairable and capable of being maintained, preserved and conserved". An opinion shared by the JPC.

Furthermore:

IMPORTANTLY, the current application still fails to provide for appropriate reinstatement of the wall in the case that demolition should be essential, thus failing the test that all proposals within a Conservation Area should "enhance or maintain" that area.

The JPC is extremely concerned that the rate of deterioration seen in this wall seems to be accelerating beyond that which would normally be expected, viz there are multiple perforations with complete loss of bricks, rather than slow progressive crumbling of the surface of bricks.

The JPC concludes that this application should be REFUSED and that this wall can and should be repaired without demolition to maintain its important contribution to the Barford Conservation Area.

- 73 **Application No:** **W/14/1183**
Description: Installation of roof mounted solar photo-voltaic panels
Address: Memorial Hall, Church Street, Barford, Warwick, CV35 8EN
Applicant: Barford, Memorial Hall Management Committee
JPC Decision: No objection
- 74 **Application No:** **W/14/1237**
Description: Erection of a single storey rear extension
Address: 2 Mill Lane, Barford, Warwick, CV35 8EJ
Applicant: Mr & Mrs Gibson
JPC Decision: No objection

Notifications

- 75 **Application No:** **W/14/0511**
Description: Replacement of picket fence around biodisc compound
Address: 1- 8 Farriers Court, Wasperton, Warwick, CV35 8EB
Applicant: Wasperton Farm Management
JPC Decision: No objection
WDC Decision: GRANTED

- 76 **Application No: W/14/0652**
Description: Application for a proposed single storey rear extension to replace existing conservatory with garden room and modification to rear pitched roof.
Address: The Willow Tree, Wasperton Road, Wasperton, Warwick, CV35 8EB
Applicant: Mr Metcalfe
JPC Decision: No objection
WDC Decision: GRANTED
- 77 **Application No: W/14/0706**
Description: Outline application for the erection of six detached houses with all matters reserved
Address: Land south of Westham Lane, Barford, Warwick, CV35 8DP
Applicant: Warwick United Charities
JPC Decision: Objection: the site lies outside the village envelope.
WDC Decision: REFUSED
- 78 **Application No: W/14/0769**
Description: Erection of a single storey rear extension after demolition of existing extension
Address: 18 High Street, Barford, Warwick, CV35 8BU
Applicant: Ms Jeffrey
JPC Decision: No objection.
WDC Decision: GRANTED
- 79 **Application No: W/14/0770 LB**
Description: Erection of a single storey rear extension after demolition of existing extension
Address: 18 High Street, Barford, Warwick, CV35 8BU
Applicant: Ms Jeffrey
JPC Decision: No objection.
WDC Decision: GRANTED
- 80 **Application No: W/14/0943**
Description: Erection single storey extension to side
Address: 11 Hemmings Mill, Barford, Warwick, CV35 8BP
Applicant: Mr McVeigh
JPC Decision: No objection
WDC Decision: GRANTED
- 81 **Application No: W/14/0944**
Description: Change of use from office (Use Class B1) to residential dwelling with minor alterations including erection of previously permitted garaging to form additional living accommodation, parking spaces and domestic storage space
Address: Barn 1, Plestowes House, Hareway Lane, Barford, Warwick, CV35 8DD
Applicant: Mr Murdoch
JPC Decision: No objection
WDC Decision: GRANTED
- 82 **Application No: W/14/0945**
Description: Change of use from offices (Use Class B1) to residential dwelling with minor alterations, plus the change of use of 2 existing garage spaces to use for domestic storage
Address: Long Barn, Plestowes House, Hareway Lane, Barford, Warwick, CV35 8DD
Applicant: Mr Murdoch
JPC Decision: No objection
WDC Decision: GRANTED
- 83 **Application No: W/14/0361**
Description: Partial demolition of approximately 86m of structurally unstable and unrepairable wall circa 2m high to below line of damaged bricks and erection of safety hoarding together with necessary temporary works plus storage of undamaged bricks
Address: Wellesbourne Road, Barford, Warwick, CV35 8EL
Applicant: Mr Hopkins

JPC Decision:

Comments:

- There is uncertainty whether the wall is listed
- The surveyor's report is regarded as inadequate
- There is a strong body of opinion amongst Barford residents that demolition is too brutal a solution (depriving the village of an emblematic structure) and that its dismantling and rebuilding should be the aim.
- It is understood that an independent survey has been commissioned. When that becomes available the JPC would welcome the opportunity to comment on the proposals further

WDC Decision: REFUSED

Closure

84 There being no further business the meeting closed at 9:10pm.