

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Mon 28 Sep 15 in Wasperton Village Hall

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

Opening

225 The meeting opened at 7:30pm.

226 Seven members of the public were present.

Declaration of Disclosable Interests

227 There was none.

Public Participation

228 Two members of the public spoke in opposition to Application No: W/15/1294

Planning Applications

229 **Application No:** W/15/1294
Description: Full planning application for the erection of 8 dwellings served via Wasperton Lane, with associated landscaping and car parking; and all ancillary and enabling works
Address: Land at Wasperton Lane, Barford, Warwick
Applicant: Sharba Homes Ltd
JPC Decision: The JPC **OBJECTS** on the following grounds:

1 – The proposal is contrary to all current and emerging local policies, specifically

- Current WDC Local Plan does not permit development outside the established Barford Village Envelope. This site is outside that envelope.
- The emerging/Draft WDC Local Plan – (currently suspended pending further work having been found unsound by the examiner) - proposes a new Barford Village Envelope and this proposal site lies MOSTLY outside that proposal.
- Barford Parish Plan (2005) in published form referred to ongoing pressures/proposals by developers for this site. WDC only agreed to “adopt” the BPP subject to exclusion of all reference to any potential development on this site.
- Barford Village Design Statement echoed BPP’s opposition to developing such sites and the minority of residents in favour of any such development stated clearly that any development of such sites must be small scale evolving slowly over time to meet needs of parish residents.
- The Draft Barford Neighbourhood Development Plan (BNDP) recognises the need for some new housing, needed across the district, to be accommodated in our parish and following extensive negotiations with WDC agreed to accept c.86 additional homes. Simultaneously several sites were agreed to accommodate such village growth. Part of the “Barford House South” site was agreed on an “either-or” basis alongside the Country Car garage site which was not at the time available. Since that time the garage site has been the

subject of a planning application and has consent for eight houses. The BNDP has therefore removed the BHS site from its allocations and the site is not included in the proposed Village Envelope. In the emerging/Draft (New) Local Plan WDC has failed to recognise that agreement and change of circumstance and has failed to modify the Village Envelope it wishes to impose on our village.

2 – The site of this application is significantly bigger even than that included by WDC in its proposed Village Envelope. If permission were granted that would confer residential development status on the proposed “gardens/paddocks” at the rear of plots 3,4 and 5 and these would become subject to normal domestic curtilage development and management with garden sheds, fences and children’s play equipment and possibly subject to built development proposals in the future. Such changes would destroy any heritage remnants relevant to Barford House.

3 – The most recent SHLAA (2014) and its precursors listed this site as not suitable for development on several grounds including heritage, access and proximity to Barford House a Grade 2* Listed Building

4 - The National Planning Policy Framework states at paragraph 54 that in rural areas local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing. The 2009 Housing Needs Survey commissioned by the JPC and Warwickshire Rural Community Council concluded that there was a need for 11 affordable new homes within the three parishes. The JPC has recently (2013) completed a further survey through Warwickshire Rural Housing Association/Warwickshire Rural Community Council identified need totalling 15 units with a mix of affordable and market homes within that number.

The recent granting of permission for 60 homes on the Taylor Wimpey Wellesbourne Road site, currently under construction, already grossly exceeds these immediate need for both market and affordable housing numbers. The windfall site of 26 houses off Bridge Street and adjacent to Wilkins Close takes the numbers imposed on the village to approximately 110 already before the New Local Plan is even in place.

In the opinion of the Joint Parish Council it is considered that the proposed development is far greater than the local housing needs, especially with relation to the Affordable Home provision and the principle of development is therefore contrary to a purist interpretation of NPPF, paragraph 54.

Whilst the JPC recognises the Affordable Housing need of the whole WDC area the JPC believes that it is quite inappropriate to direct surplus Affordable Housing to a rural village, however sustainable it may be deemed, where there will inevitably be a greater dependence on car transport.

Furthermore the JPC is concerned that imposing more and more growth in excess of truly local need, in too short a time span (Local Plan period is intended as 15 years!), poses significant risks to Community Cohesion

5 – The drainage, both foul and surface, in Barford has long been problematic. Many dwellings the length of Wellesbourne Road suffer repeated problems which Severn Trent seems powerless to resolve permanently, despite its assurances that the system could easily accommodate a further 60 (or even 70!) dwellings on local site. There are multiple records of sewage problems in homes and a further 8 homes can only make matters worse.

6 – The JPC notes the intention to provide mature style trees but believes it is inappropriate to remove some of the mature trees currently on site as many of them have significant life-span ahead of them and contribute positively to the village scene and in particular this site setting.

7 – The JPC refers to comments in previous appear reports for this site which value the heritage asset value of the historic walls around Barford House. The JPC believes that the proposed gross reduction in height is excessive and inappropriate and significantly damages the street scene on Wasperton Lane.

8 – The application causes significant transport and traffic concerns. Wasperton Lane is a narrow village road and due to essential parking is effectively single-track in the area adjacent to the proposed site. It serves the busy areas of Dugard Place and Sandy Way along with Wasperton Lane through to the crematorium. There is constant conflict of vehicles entering from and approaching Wellesbourne Road. The insertion of a development entrance in the middle of this one-track section, even with Highways standard visibility splays, would provide added complication and increase the likelihood of accidents and conflict. It should also be noted that during the frequent times of M40 traffic problems Wasperton Lane becomes a major diversion route and traffic flows can increase ten-fold with all associated rushing and frustration.

9 – The JPC has significant concerns over the impact that this development will have on the infrastructure – not least Barford School which could expect 20 or more children from such a proposal – and would expect suitable s.106/CIL contributions to highways (in particular to Barford Bypass junction improvements), open spaces and public transport to minimise the impact on existing residents. In particular it draws attention to its preference that in the event that this proposal is approved it would prefer open space contributions towards the Barford King George V Playing Field scheme rather than on-site installations, along with appropriate contribution to village infrastructure projects such as renewal of the Scout Hut which is an important community meeting point.

- 230 **Application No:** **W/15/1306**
Description: Single Storey extension for additional teaching space to match existing plus associated works.
Address: Barford St Peters Primary School, Church Street, Barford, Warwick, CV35 8EW
Applicant: Governors of St Peters Primary School
JPC Decision: No objection
- 231 **Application No:** **W/15/1462**
Description: Notification for Prior Approval for a proposed change of use from Class B1(a) Offices to C3 dwelling
Address: Poplars Farm Barns, Watery Lane, Sherbourne, Warwick, CV35 8AL
Applicant: Mrs P Johnston
JPC Decision: No objection; but the JPC draws attention to the lack of a secondary exit from the bed/sitting room.

Notifications

- 232 **Application No:** **W/15/0747**
Description: Outline application for up to 26 new dwellings with associated access.
Address: Land West of Bridge Street and Wilkins Close, Barford, Warwick, CV35 8EX
Applicant: Bayhill Property Ltd
JPC Decision: The Joint Parish Council **OBJECTS** on the following grounds:

1 – The proposal is contrary to all current and emerging local policies, specifically

- Current WDC Local Plan does not permit development outside the established Barford Village Envelope.
- The Draft WDC Local Plan proposes a new Barford Village Envelope and this proposal lies outside that proposal.
- Barford Parish Plan (2005) states clearly at Page 10 that land within the Barford Bypass line “should not be developed for residential purposes”.
- Barford Village Design Statement echoed BPP’s opposition to developing such sites and the minority of residents in favour of any such development stated clearly that any development of such sites must be small scale evolving slowly over time to meet needs of parish residents. The VDS clearly states that it is inappropriate for large scale developments to be repeated and cites previous such

developments taking up to 40 years to be properly integrated into the village.

- The Draft Barford Neighbourhood Development Plan (BNDP) recognizes the new Barford Village Envelope as proposed in the Draft WDC Local Plan and only allows development within that envelope.

2 – The JPC accepts that Barford is to be expected to take a significant number of houses and following liaison work with WDC the identified sites were agreed as those most suited and least harmful to accept extra housing over the emerging Local Plan period to 2029. The site in this application is NOT one of those identified sites.

3 – The most recent SHLAA listed this site as not suitable for development on several grounds including access and proximity to Barford Bypass

4 - The National Planning Policy Framework states at Paragraph 54 that in rural areas local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing. The 2009 Housing Needs Survey commissioned by the JPC and Warwickshire Rural Community Council concluded that there was a need for 11 affordable new homes within the three parishes. The JPC has recently completed a further survey through Warwickshire Rural Housing Association/Warwickshire Rural Community Council and whilst the final report has not yet been received the indications are that the total identified need totals 15 units with a mix of affordable and market homes within that number.

The recent granting of permission for 60 homes on the Taylor Wimpey Wellesbourne Road site already grossly exceeds the immediate need for both market and affordable housing numbers.

In the opinion of the Joint Parish Council it is considered that the proposed development is far greater than the local housing needs, especially with relation to the Affordable Home provision and the principle of development is therefore contrary to a purist interpretation of NPPF, paragraph 54.

Whilst the JPC recognises the Affordable Housing need of the whole WDC area, it believes that it is quite inappropriate to direct surplus Affordable Housing to a rural village, however sustainable it may be deemed, where there will inevitably be a greater dependence on car transport.

5 - Concerning the mix of market homes indicated in this proposal the JPC notes that the proposal meets neither the guidance currently issued by WDC nor that which derives from Barford HNSs and local knowledge. There is gross over-provision of 4-bed homes and under-provision of smaller 2 and 3-bed market homes, particularly 2-beds of which only one is proposed. It is noted that no bungalows are proposed despite a clear requirement being indicated in the NHS and a requirement for bungalows remains as the few available on the Sherbourne Nursery site have been grossly oversubscribed. Within the Draft BNDP Policies B2 and B3 direct development towards appropriate mixes of size and tenure and also to make appropriate provision for the elderly demographic.

6 – Policy DP2 of the Warwick District Local Plan 1996-2011 states (inter alia) that development will not be permitted which has an adverse impact on the amenity of nearby uses and residents. The dense nature of the proposals and the proximity of new houses to existing dwellings will inevitably cause loss of privacy to residents in Wilkins Close and Mill Lane. The numbers of vehicle movements and the proximity to adjacent dwellings will result in loss of amenity through loss of privacy and noise nuisance.
The proposal could therefore considered to be unneighbourly and contrary to Policy DP2

6 –The **Barford VDS** also refers to valuable views and open spaces and specifically refers to the rural charm of small fields and paddocks. The Draft **BNDP** enlarges on this and the proposal site is important in views out of

and into the village. Development of this site will significantly impact the setting of the settlement in its rural landscape and be seriously deleterious to the **Barford Conservation Area** of which the proposal site is both part of and immediately adjacent to. The views from the north and A429 in particular show a soft established rural edge to the village which with this proposal will be replaced by a new, large mass of brick development. Furthermore the installation of a modern site access would impact the heritage setting of the historic Barford Bridge.

7 – The drainage, both foul and surface, in Barford has long been problematic. Many dwellings the length of Wellesbourne Road suffer repeated problems which Severn Trent seems powerless to resolve permanently, despite its assurances that the system could easily accommodate a further 60 (or even 70!) dwellings on local site. There are multiple records of sewage problems in homes immediately adjacent to the application site and an additional 26 homes can only make matters worse.

8 – The application causes significant transport and traffic concerns. Wellesbourne Road and Bridge Street are already busy and often congested roads. The extra vehicle movements generated by the proposal, seemingly totally unrealistically underestimated by the applicant, will significantly add to this congestion. More remotely, the traffic on Church Street/High Street is heavy at busy times as are the two junctions onto the A429 Barford Bypass. Increased traffic numbers in all these locations will constitute a further significant compromise of safety standards.

9 – **Site access.** The proposed access to this site is dangerously close to Barford Bridge. Within the previous application the applicant acknowledged that the visibility was inadequate and does not meet minimum highway standards, but sought to dismiss this matter. The current proposal is presented as “with access approved” but provides no evidence of approval nor of improvements. Previous negotiations with WCC and the SHLAA concluded that an acceptable site access at this point was totally unacceptable and could not be achieved; what has changed to facilitate the current claim? Certainly observations at the site indicate that this is indeed a difficult access to manoeuvre with visibility constantly obscured to the south by parked cars and to the north by the crest of the bridge. Vehicles frequently come south over Barford Bridge at speeds in excess of the 30mph limit and vehicles travelling north are often compromised by vehicles parked on either side of the carriageway. Even with only casual use of the current “Fishermen’s car park” this is a difficult and dangerous site to access. An additional 26 dwellings worth of vehicle movements would dramatically increase the risk of accident, particularly for vehicles turning right into this site from the north, which would be at severe risk of tail-end collisions from following vehicles.

10 – There is significant concerns over the impact that this development will have on infrastructure, not least Barford School which could expect 20 or more children from such a proposal – and would expect suitable s.106/CIL contributions to highways (in particular to Barford Bypass junction improvements), open spaces and public transport to minimise the impact on existing residents. In particular attention is drawn to the JPC preference that in the event that this proposal is approved it would prefer open space contributions towards the Barford King George V Playing Field scheme rather than on-site installations.

11 – **Bypass proximity** – it is noted that some of the houses proposed are to have extra thick glass fitted in the windows to attempt to attenuate the bypass noise due to close proximity. Such measures can only work when the windows are closed. Noise levels in the associated gardens will be such that they become almost unusable. Similarly emission levels this close to the bypass must be higher than is desirable and must pose related health threats to prospective residents. Noise and emission concerns must cast doubt on whether this site is really suitable for residential development.

12 – The density and massing of the proposals – lined-up immediately behind the houses in Wilkins Close will significantly impact the privacy of both sets of residents and must be regarded as unneighbourly.

WDC Decision: GRANTED

233 **Application No:** W/15/1146

Description: Proposed erection of a heritage style, cast iron fingerpost directing to prominent locations in and around the village.

Address: 1 Bridge Street, Barford, Warwick, CV35 8EH

Applicant: Barford, Sherbourne & Wasperton Joint Parish Council

JPC Decision: No objection

WDC Decision: GRANTED

234 **Application No:** W/15/1232 AG

Description: Agricultural Prior notification for erection of a building for the storage of hay and straw.

Address: Gooseberry Hall Farm, Hareway Lane, Barford, Warwick, CV35 8DD

Applicant: Mr Smith-Ryland

JPC Decision: No objection

WDC Decision: Approval not required

Closure

235 There being no further business the meeting closed at 8:13pm.