

## BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held on Mon 21 Dec 15 in Wasperton Village Hall

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

**Apologies:** Cllr J V Murphy,

#### Opening

265 The meeting opened at 7:30pm.

266 No members of the public were present.

#### Declaration of Disclosable Interests

267 None was declared.

#### Public Participation

268 There was none

#### Planning Applications

- 269 **Application No: W/15/1888**  
Description: Proposed enlargement of existing garage.  
Address: 27 Keytes Lane, Barford, Warwick, CV35 8EP  
Applicant: Mr Harrison  
JPC Decision; No objection
- 270 **Application No: W/15/1977**  
Description: Proposed replacement garage with conversion to office space, Sedum Green roof and front green wall  
Address: 48 Wellesbourne Road, Barford, Warwick, CV35 8DS  
Applicant: Mr Jones  
JPC Decision: No objection

#### Notifications

- 271 **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.

WDC Decision: GRANTED

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| 272 | <b>Application No:</b> <b>W/15/1490 LB</b><br><b>Description:</b> Application for Listed Building Consent for internal alterations to enclose existing en suite to master bedroom and installation of an extractor fan.<br><b>Address:</b> Bank House, 8 Bridge Street, Barford, Warwick, CV35 8EH<br><b>Applicant:</b> Mr Wilde<br><b>JPC Decision:</b> NO OBJECTION<br><b>WDC Decision:</b> GRANTED      |
| 273 | <b>Application No:</b> <b>W/15/1713</b><br><b>Description:</b> Extension to first floor over existing garage with internal alterations. New attached garage to side elevation with conversion of existing garage to living accommodation<br><b>Address:</b> 23 Dugard Place, Barford, Warwick, CV35 8DX<br><b>Applicant:</b> Mr Howes<br><b>JPC Decision:</b> NO OBJECTION<br><b>WDC Decision:</b> GRANTED |

## Closure

274 There being no other items on the agenda the meeting was closed at 7:44pm.