

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee
held on Mon 27 February 17
in Wasperton Village Hall

Present:	Cllr T Merrygold* (Chairman), R Clay, H Gadsden, N Thurley, J T Wright
Apologies:	Cllr Mrs W Barlow, Mrs A Gordon, J Murphy, Mrs R Newsome
In Attendance:	Cllr P Phillips (WDC)

*Vice: Cllr Murphy

Opening

459 The meeting opened at 7:30 pm

Declaration of Disclosable Interests

460 None was declared

Public Participation

461 Karen Griffin spoke against Application No: W/16/1293

Planning Applications

- 462 **Application No:** **W/16/1293**
Description: Erection of 10 new dwellings and detached garages
Address: Barford Grange, Westham Lane, Barford, Warwick, CV35 8DP
Applicant:
JPC Decision: Joint Parish Council believes this application should be REFUSED for the following reasons:
- The development is not compliant with the Barford Neighbourhood Development Plan
 - The development is not compliant with the emerging Local Plan
 - The proposed site is outside the Barford Village Envelope
 - Over development - the proposal is for an urban sprawl of 10 houses in a rural setting, down a private road with the scale of both the individual houses and the whole development being completely out of scale with its rural surroundings.
 - There are insufficient parking spaces and garaging planned for some of the houses and no provision for visitor parking spaces.
 - The site is not sustainable for multiple reasons:
 - It is separated from the main settlement of Barford by the A429 Barford Bypass which is a heavily used main road with a 60 mph speed limit, which is regularly exceeded, and access would be at what is probably the fastest section of the road.
 - There have already been a number of accidents on this road and traffic turning into, or out of the development would run the risk of being involved in future accidents
 - All the village amenities are on the other side of the A429, including the village shop, village hall, church and village school. So anyone living in any of the planned family houses, intending to use the village amenities, will end up driving to them instead of accessing them by foot or bicycle
 - Westham Lane is a narrow private road, which has not been adopted and is in poor condition.
 - Traffic from the development will triple the current usage of the Lane causing it to further deteriorate. Significant damage is likely to be caused by the construction traffic.
 - Part of the land alongside Westham Lane had previously been put forward as a potential Gypsy and Traveller Site and the JPC objected on

the same grounds of traffic, and access and the site was removed from the list.

- In the unlikely event of permission being granted the JPC requests that the A429 be widened at Westham Lane and a filter lane installed to allow traffic heading south to be able to turn right safely. There are filter lanes at the junctions for Charlecote, Wasperton and both ends of Barford.

Closure

463 There being no other items on the agenda the meeting was closed at 7:54 pm