

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee
held in Barford Memorial Hall on Mon 13 Nov 23

Present:	Cllr J V Murphy (Chairman) Cllr: J T Barrott, J D Billingham, R Clay, Mrs S Jarratt, T Merrygold, M J Sheard, Mrs L Wallis
Apologies:	Cllr: H Gadsden, Mrs Newsome,

Opening

31 The meeting opened at 9:00pm.

Declaration of Disclosable Interests

32 None was declared.

33 Applications

33.1 Application No: W/23/1178

Description: Proposed residential development of 35 dwellings and associated works.

Address: Land South of, Westham Lane, Barford

Applicant: Kendrick Homes Ltd

JPC Decision: Barford, Sherbourne & Wasperton Joint Parish Council OBJECTS to this proposal on the following grounds:

1 – Highway and access issues both during and post construction. The site (colloquially tagged as Bremridge 3) is at the bottom of a long and tortuous cul-de-sac which passes through Bremridge Close (colloquially tagged as Bremridge 1) from Wellesbourne Road. The first part of the cul-de-sac is particularly narrow and caused considerable problems during the most recent phase of development of this site (colloquially tagged as Bremridge 2). If completed there will be a significant increase in traffic – resident cars and service vehicles – constantly passing through the narrow cul-de-sac with consequential traffic danger and environmental impacts of noise and pollution.

2 – Lack of local need. Having received a very significant number of extra houses over the recent years there is no perceived need for further houses in the parish – the latest HNS showed only about a dozen houses being required in the parishes, against about 80 delivered.

3 – Westham Lane – is an unadopted road in vague/contested ownership and extremely poor condition with grossly overgrown hedges. Any proposal to use it for vehicular site access is unacceptable and would cause further and considerable damage.

4 – Full CMP details are needed before any approval is considered. During the construction of Bremridge 2 the CMP required banksman controls at Wellesbourne road and no HGV access into the cul-de-sac and there were still problems and non-compliance within the site.

5 – Environmentally the site is unsuitable for residences on account of its proximity to Barford Bypass and there would need to be extensive noise mitigation to render such homes safely habitable.

6 – The location of the proposed play area at the very end of the cul-de-sac is sub-optimal. This could be improved by increasing permeability of the site by a footpath from Bremridge 2, passing house number 99 on the site plan. Alternatively the developer could omit the play area and make a suitable s106 contribution to the JPC to supplement the King Georges Field site, as has happened with other development in recent years.

7- This site was not included, indeed deliberately EXCLUDED, in the **Barford Neighbourhood Development Plan** but was included unilaterally by WDC officers, without consultation, in the final stages of developing the WDC Local Plan

33.2

Application No:

W/23/1312

Description:

Replacement of ground floor windows on front and side aspects of house.

Address:

Replacement of cladding surrounding windows on front and side aspects of house

Applicant:

2 Sherbourne Court, Vicarage Lane, Sherbourne, Warwick, CV35 8AW

JPC Decision:

Dr Griffiths
No objection.

33.3

Application No:

W/23/1221

Description:

Double storey side and rear extensions

Address:

26 Wellesbourne Road, Barford, Warwick, CV35 9JL

Applicant:

Mr and Mrs Aujla

JPC Decision:

The JPC objects to this proposal because its appearance is over-bearing and out of scale when compared to other buildings in the vicinity.

33.4

Application No:

W/23/1471

Description:

Erection of a replacement porch, single storey and

Address:

replacement fenestration.

Applicant:

Avon Tor, Barford Road, Barford, Warwick, CV35 9JL

JPC Decision:

Mr and Mrs Wheeler
No objection

33.5

Application No:

W/23/1488

Description:

Erection of new bin store

Address:

Dragon Yard, Church Lane, Barford, Warwick, CV35 9JL

Applicant:

Mr Geaney

JPC Decision:

No objection

33.6 **Application No: W/23/1524**

Description:

Change of use of storage building to create minor

Address:

external alterations including repositioning of glazing

Applicant:

in existing garage door openings, new access

Upper Rowley, Wasperton Lane, Barford, Warwick, CV35 9JL

Mr and Mrs Bethell

JPC Decision No objection

33.7

Application No:

W/23/1332

Description:

Replacement of PVC windows and patio doors with black aluminium windows, replacing like for like other than bifolds in Bedroom 1 being replaced with sliding doors. All windows and doors will be Origin OW70 and OW80. This is to complement current building works already approved and underway (REF: W/22/1532) at the front of the property

Address:

2 Verdon Place, Barford, Warwick, CV35 8BT

Applicant:

Heather Robinson Ltd

JPC Decision:

No objection

34 **Notifications**

34.1 **Application Reference: W/23/1262**

Notice is hereby given that Planning Permission is **GRANTED** for:

Proposed change of use from existing agricultural use to Use Class B8 (Storage and Distribution) as a self-storage facility at Sherbourne Farm, Sherbourne Hill, Sherbourne, Warwick, CV35 8AD for Lea in accordance with the application submitted on 29/08/23.

34.2 **Application Reference: W/23/1119**

Notice is hereby given that Planning Permission is **GRANTED** for:

Proposed alterations to existing outbuilding and erection of a new garage/carport at 2 Westham Lane, Barford, Warwick, CV35 8DP for Mr Peters in accordance with the application submitted on 01/09/23

35 **Withdrawals**

35.1 **Application No: W/23/0506**

Description: Installation of marquee to expand hospitality facilities
Address: Sherbourne Park, Church Road, Sherbourne, Warwick, CV35 8AP
Applicant: Mr Robin Smith-Ryland
JPC Decision: No objection
Withdrawn

36 **Appeals**

36.1 Appeal A Ref: APP/T3725/W/23/3316627

17 Bridge Street, Barford, Warwickshire CV35 8EH

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

The appeal is made by Mr B Pulley against the decision of Warwick District Council.

The application Ref W/22/1332, dated 16 August 2022, was refused by notice dated 21 November 2022.

The development proposed is single storey rear extension with flat roof, new first floor window to rear elevation and replacement of existing windows with new.

Appeal Dismissed

36.2 Appeal B Ref: APP/T3725/Y/23/3316628

17 Bridge Street, Barford, Warwickshire CV35 8EH

The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.

The appeal is made by Mr B Pulley against the decision of Warwick District Council.

The application Ref W/22/1333/LB, dated 16 August 2022, was refused by notice dated 21 November 2022.

The works proposed are single storey rear extension with flat roof, new first floor window to rear elevation and replacement of existing windows with new.

Appeal Dismissed

Closure

37 There being no other items on the agenda the meeting was closed at 10:00pm.