

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee
held in Barford Memorial Hall on Mon 29 Jul 24

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

Opening

25 The meeting opened at 7:30pm.

Declaration of Disclosable Interests

26 None declared

Applications

27	Application No:	W/24/0640
	Description:	Erection of single storey outbuilding at front of house with cedar cladding and slate tiles. Reduced height of garden wall at front and side.
	Address:	31 Canon Price Road, Barford CV35 8EQ
	Applicant:	Mr Picking
	Decision	NO OBJECTION

28	Application No:	W/24/0743
	Description:	Demolition of existing single storey dwelling. Proposed erection of 5-bedroom dwelling and associated works including widening of dropped kerb to frontage.
	Address:	The Annexe, 26 Dugard Place, Barford, Warwick, CV35 8DX
	Applicant:	J & C Developments (Midlands) Limited
	JPC Decision:	Barford, Sherbourne & Wasperton Joint Parish Council recognises the improvements to this application following the previous JPC comments however repeats its OBJECTION to this proposal on the following grounds: 1. Adverse effect on the residential amenity of neighbours by reason of overlooking and loss of privacy for adjacent property 2. Visual impact of the development – Whilst the overall shape and style of the proposed building is much more in keeping with the established Dugard vernacular and generally acceptable and the use of metallic sheet materials for the roofing is acceptable the extensive use of metallic cladding on the building's corners and facades is too modern and strident and not in keeping with surrounding area/Dugard Place vernacular, which it is accepted has evolved over many years but still retains the similarities of the original design of that development. 3. Effect of the development on the character of the neighbourhood – not in keeping with the character of the village, and in particular the vernacular of Dugard Place. 5. Design – the vertical cladding materials used not sympathetic to the surrounding area 6. Proposed development in conflict with the Barford Village Design Statement where Dugard Place is specifically named as a discrete "Zone" (Zone 3) and on Page 7 the gradual evolution is noted along with the open and spacious nature of the streetscape. On Page 13 there are Specific Design Guidelines for Dugard Place/Zone 3 which encourage "restraint". NB: Removal of the vertical cladding elements would limit our concerns to Point 1 above.

29	Application No:	W/24/0804
	Description:	Demolition of existing dwelling. Proposed erection of 5-bedroom replacement dwelling and associated works including widening of dropped kerb to frontage.
	Address:	26 Dugard Place, Barford, Warwick, CV35 8DX
	Applicant:	J & C Developments (Midlands) Limited
	JPC Decision:	<p>Barford, Sherbourne & Wasperton Joint Parish Council recognises the effort in these amended plans to copy some of the Dugard Place vernacular but believes that the latest offering presents an overbearing presence, particularly in its offered orientation on the site and maintains its OBJECTION to this proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. Visual impact of the development – the design and materials used are too modern and not in keeping with surrounding area, in particular the use of metallic cladding on vertical surfaces (corners and facades) is completely alien to the Dugard Place vernacular, which it is accepted has evolved over many years but still retains the similarities of the original design of that development. 2. Effect of the development on the character of the neighbourhood – not in keeping with the character of the village, and in particular the vernacular of Dugard Place. 3. Design – cladding materials used not sympathetic to the surrounding area 4. Proposed development in conflict with the Barford Village Design Statement where Dugard Place is specifically named as a discrete “Zone” (Zone 3) and on Page 7 the gradual evolution is noted along with the open and spacious nature of the streetscape. On Page 13 there are Specific Design Guidelines for Dugard Place/Zone 3 which encourage “restraint”. The JPC would suggest that if proposals similar to that offered for 26a (W/24/0743) – to effectively produce a “pair” of buildings – it would, subject to our comments on W/24/0743, have been much more acceptable.

Closure

30 There being no other items on the agenda the meeting was closed at 8:54pm.