

# BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

## Minutes of the Meeting of the Planning Committee held on Mon 6 Jan 14 in Barford Memorial Hall

- Present:** J V Murphy, (Chairman)  
Cllr: Mrs W Barlow, R Clay, J M Hawkesford, P A P Morris, Mrs A Gordon,  
Mrs R Newsome, J T Wright,
- Apologies:** Cllr N F J Thurley

### Opening

- 112 The meeting opened at 9:05pm.
- 113 Twelve members of the public were present.

### Declaration of Disclosable Interests

- 114 Cllr Clay declared a personal interest in Application W/13/1698 being a friend of the applicant.
- 115 Cllr Morris declared a prejudicial interest in Application W/13/1676 because his house was adjacent to the site. He absented himself from the meeting whilst it was being discussed

### Public Participation

- 116 The following made representations about Application W/13/1676:
- Mr Garden – Pointed out the flaws in application with regards to planning regulations.
  - Mr Johnson – Drew attention to the drainage system which was already overloaded and to the increased traffic congestion which the scheme would create.
  - Mr Long – Lamented the lack of privacy.
  - Mr Taylor-Watts – Expressed concern over the loss of light to dwellings in Wellesbourne Road.
  - Mr Mitchel – Entered a plea to retain existing trees and to plant extra mature ones to help with countering traffic fumes pollution.
  - Mrs Long – Expressed grave reservations about the capacity of Barford School and its ability to absorb the extra numbers of children who would live in the development.

### Planning Applications

- 117 **Application No:** **W/13/1675**  
**Description:** Demolition of existing pool room and erection of a single storey gymnasium, games area and bar with basement cinema and wine cellar, and erection of stand-alone photovoltaic panels.  
**Address:** Watchbury Hill, Hareway Lane, Barford, Warwick, CV35 8DD  
**Applicant:** Mr McCarthy  
**JPC Decision:** No objection
- 118 **Application No:** **W/13/1676**  
**Description:** Full planning application for the erection of 60 dwellings including associated car parking and garages, formation of a new access from Wellesbourne Road, public open space, balancing pond, landscaping, associated earthworks, demolition of No.22 Wellesbourne Road, associated highways works, relocation of the decommissioned BT telephone box on Wellesbourne Road and other ancillary and enabling works  
**Address:** Land to the west of Wellesbourne Road, Barford, Warwick, CV35 8EL  
**Applicant:** Taylor Wimpey UK Ltd  
**JPC Decision:** **Barford, Sherbourne & Wasperton Joint Parish Council OBJECTS** to this planning application for FULL PLANNING PERMISSION with demolition for 60 dwellings with associated parking, public open spaces along with the of 22 Wellesbourne Road and relocation of the decommissioned BT Telephone box and bus stop.

Reasons:

1 - 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.

**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 NPPF, paragraph 54.**

Whilst the JPC recognises the applicant's attempt to broaden the Affordable Housing need to the whole WDC area, presumably in response to emerging New Local Plan numbers 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. Concerning the mix of market homes indicated in this proposal the JPC notes that despite the Statement of Community Involvement the applicant's proposed mix of market house sizes is diametrically opposed to that clearly demonstrated in the latest Housing Needs Surveys and the information provided at every stage of consultation so far.

Concerning the applicants references to the emerging New Local Plan the JPC believes that the references to and reliance upon the current "Pre-Draft Plan" figures is premature and inappropriate. – specifically the allocation of 85 homes to Barford - as it is well known that significant credible challenges to the overall numbers have been made and that these are being reviewed.

2 – 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 proposal includes the creation of a vehicular and pedestrian access through the site of the current number 22 Wellesbourne Road with the inclusion of a chicane device to slow or stop vehicles on entry to the site. The numbers of vehicle movements and the proximity to adjacent dwellings, notably number 20 Wellesbourne Road will result in loss of amenity through loss of privacy and noise nuisance.

**The proposal is therefore considered to be unneighbourly and contrary to Policy DP2**

3 – The proposal is contrary to **Barford Village Design Statement (VDS)** despite the applicant's attempts to use it in its favour. 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. Meanwhile the village is still struggling adjust to the recent Taylor Woodrow development of a similar number of homes at Bremridge Close on the old Oldham's Transport site.

The VDS also refers to valuable views and open spaces and specifically refers to the rural charm of small fields and paddocks off Westham Lane and this site, now stripped of most of its Sherbourne Nursery business buildings is now a significant constituent part.

4 – The proposal is contrary to **Barford Parish Plan** which, in its Conservation section, expressed a clear democratic wish that land enclosed by the Barford Bypass should not be developed for residential use.

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 can easily accommodate a further 60 (or even 70!) dwellings on this site.

The applicant's proposals to raise significant areas of the site to facilitate adequate fall, east for foul sewage and west for surface water will permanently change the topography of the site and render the whole development more prominent in its setting. Developer assurances that this increase in level of the site has been minimised are not convincing.

6 – The application causes significant transport and traffic concerns. Wellesbourne Road is already a busy and often congested road. The extra vehicle movements generated by the proposal, seemingly unrealistically underestimated by the applicant, will significantly add to this congestion. This will be compounded by the new junction itself and is made worse by the relocation of the bus stop onto the carriageway itself rather than using the current layby. 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 significant compromise of safety standards and should be avoided.

7 – The JPC is concerned over the loss of important trees and the associated impact on wildlife in this area. The site is currently open and undeveloped and is a refuge for a wide range of species all of which contribute to the general environment and wellbeing of our parish. If as seems likely under the emerging Village Housing Options this site must be developed it must be in a more sympathetic manner with adequate spacing away from existing properties and with the inclusion of significant enhancing plantings of partly mature trees and not simple token provision of small saplings which will take decades to provide the essential environmental benefits.

8 – The JPC has received significant representation from residents concerned over the loss of sunlight which will result from this application. Typically houses on Wellesbourne Road, many of which were specifically designed to take maximum enjoyment from the light, currently enjoy sunlight until the sun sets on the distant horizon. Building this development will curtail that sunlight several hours earlier and as such could be deemed to impacting the amenity of those residents and hence contrary to Warwick Local Plan Policy DP2.

Whilst the JPC recognises that existing residents may not have a right to views or indeed direct sunlight, views into and out of the village are a significant feature fully recognised in the Barford VDS and some of these views which are across or through existing properties will be lost forever if this development proceeds in its current form. The developers' token gesture of a view of Sherbourne Church across the site is not sufficient to satisfy our concerns in this matter.

9 – The nature and design of many of the houses along Wellesbourne Road is such that development as proposed will significantly compromise the privacy and enjoyment of existing residences which contravenes DP2.

10- Demolition of the Old Police House is unacceptable due to the impact on the street scene, in the Barford Conservation Area, and the loss of a building with some significant social history. This point was made strongly when the previous outline permission was refused, however we find that the proposed substitution of a "strange, thin, sideways" dwelling to be an even worse compromise and totally unacceptable. It results in a narrowing and contortion of the access road and an inevitable compromise of safety for all users thereof and brings no real benefit. In the event that this site must be developed and this access must be used it is the JPC's view that this new-build housing element should be removed and a better access created.

11- We find the styles/designs of houses proposed to be of a standard/generic type which nothing to respect the Barford Conservation Area or Barford's sense of place. NPPF directs developers to address these issues in all such cases.

12 – We have significant concerns over the impact that this development will have on our 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.

13 – We draw attention to discrepancies which exist in the Design Concept document – Plan 4.3 – which does not seem to align with other documents and hence creates some confusion.

- 119 **Application No: W/13/1698**  
 Description: Installation of solar panels to front roof slopes.  
 Address: 11 High Street, Barford, Warwick, CV35 8BU  
 Applicant: Mr Williams  
 JPC Decision: OBJECTION
- Adverse effect on the character and appearance of the Conservation Area.
  - Adverse effect on the setting of a nearby listed building.
- 120 **Application No: W/13/1707**  
 Description: Erection of a single storey rear extension and replacement flat roof with a pitch to the existing porch and garage  
 Address: 1 Fairfax Close, Barford, Warwick, CV35 8ER  
 Applicant: Mr Wardman  
 JPC Decision: No objection
- 121 **Application No: W/13/1715**  
 Description: Outline permission for new dwellinghouse.  
 Address: Hillford House, Barford Road, Barford, Warwick, CV35 8DA  
 Applicant: Mrs Allfrey  
 JPC Decision: OBJECTION
- Loss of garden land (“garden-grabbing”)
  - Visual impact
  - Impact on the character of the neighbourhood
  - Adverse effect on the heritage of the area by virtue of the felling of trees to construct the access
  - Adverse effect on highway safety arising from the location of the planned exit
- 122 **Notification No: W/13/1735**  
 Description: Change of use of agricultural building to a flexible use  
 Address: Sherbourne Farm, Sherbourne Hill, Sherbourne, Warwick, CV35 8AE  
 Applicant: DJL Construction  
 JPC Decision: OBJECTION
- Adverse effect on highway safety
  - The susceptibility to flooding

### Notifications

- 123 **Application No: W/13/1406**  
 Description: External alterations to the existing garage which include raising the ridge, insertion of roof lights and the blocking up of the garage door.  
 Address: Alderham Bank, Barford Road, Barford, Warwick, CV35 8DA  
 Applicant: Mr P O'Neill  
 JPC Decision: No objection  
 WDC Decision: GRANTED

### Closure

- 124 There being no further business the meeting closed at 10:12pm.