

BARFORD, SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Tuesday, 2nd December 2003 at Sherbourne Village Hall

Present: Cllr J V Murphy (Chairman)

Cllrs. R Clay, Mrs A Gordon, G P Grima, Mrs M Hayward and J T Wright

Members of the public: None

91. Apologies for absence

Apologies for absence were received from Cllrs D H Hunt, R G Mulgrue and W Worrall.

92. Declarations of personal and Prejudicial Interests

Cllr Mrs Hayward declared a personal interest in planning application W20031735 as wife of one of the school's governors.

93. Planning Applications

The following planning applications were considered and the decisions to be notified to Warwick District Council were as set out below:

W20031735 **Barford C of E First School, Church street, Barford**
Erection of extension to provide enlarged hall, library/ICT room and staff room with associated works.

The Council has **no objection**.

W20031776 **Llwyn, Wasperton Road, Wasperton, Warwick, CV35 8EB**
Erection of replacement dwelling (after demoloition of existing).

The Council **objects** to this application on the grounds shown below and suggests that, if the District Council is minded to grant, a prior site visit is absolutely essential.

- (1) It is concerned over the loss of a modest and affordable dwelling in this small village and replacement by a large and high priced one.
- (2) The site is higher than nearby properties and this will cause the inherent height of the proposed development to overpower nearby properties on both sides of the village road. The proposal impacts severely on the sensitive properties across the road, which are in the conservation area.
- (3) The proposal is sited too close to the boundary with, and will grossly overshadow, the tiny 'Donnington' next door.
- (4) The proposal is not in the local vernacular style, impacts significantly on open views and is un- neighbourly.
- (5) The application is inaccurate in at least two factual ways. Firstly the dwelling to be demolished is a brick and tile bungalow, not timber shingles as described. Secondly, and importantly, there is no Public Foul Sewer in Wasperton.

W20031783 Longbridge Depot, Warwick Road, Warwick, CV35 8AA
Siting of portakabin to provide traffic officer outstation (for highways Agency)

The Council has **no objection** , but recommends additional planting and/or landscaping around the site to minimise impact in this Special Landscape Area.

W20031506 Temenos, 21 Wasperton
Ammended application – proposed extension and alterations

The Council has **no objection** in principle but has concerns over the lack of detail of access from the shared access lane (The Alley), and of detailed indication of vehicle arrangements within the site.

It believes the proposed building arrangements are a significant improvement over the existing structure and is pleased that they are more modest and appropriate than previous proposals.

The Council is pleased to see that there is no further indication of commercial use on this sensitive site.

W20031801 Poplars House Farm, Watery Lane, Sherbourne
Use of dwelling as residential language school annexe

It is the view of the Council that signage in this Conservation and Special Landscape Area should be strictly limited, and that permission should be conditional on current ownership/usage and should revert to residential usage in the event of change. Council recommends improvement of the inappropriate close-boarded fencing fronting Watery Lane.