

BARFORD, SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
held on Monday, 19th July 2004
at Wasperton Village Hall**

Present Cllr J V Murphy (Chairman)
Cllrs. M Byerley, Mrs A Gordon, GP Grima, Mrs M Hayward, M Metcalf, RG Mulgrue and
J T Wright

Members of the public: None.

13. **Apologies for absence**

Apologies for absence were received from Cllr R Clay.

14. **Declarations of Personal and Prejudicial Interest**

Cllr Byerley – personal and prejudicial – 28, Wasperton Lane – does work for owners.

Cllr Mulgrue – personal and prejudicial – 28, Wasperton Lane – property in view from his address.

Both members left the room while this application was considered.

15. **Planning Applications**

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

W2004/1027

28, Wasperton Lane, Barford

Variation of condition 1 (time limit) for erection of a two-storey side and single storey rear extension (W19990883).

(Original application considered at Planning Committee on 2nd August 1999 showed Garage, Kitchen/Dining Utility, Bedroom & En-suite Bathroom. Committee's decision:-

'Concern at excessive size and unneighbourly effect of the proposal which appeared to exceed the existing building by more than 50% and concern that it also appeared to infringe the '45 degree rule'.

The Committee wished to reiterate its previously expressed view.

W2004/1201

Llwyn, Wasperton

Erection of a replacement dwelling.

The Committee noted inaccuracies and omissions from the application:

1. There is no mains sewerage available as the application suggests.
2. The present building is not 'shingled' as described.
3. The extent of the cellar to the proposed building is unclear.

It decided that the application should be rejected for the following reasons:

- a) The proposal involves the loss of an affordable modern bungalow.
- b) It involves demolition of a habitable dwelling – contrary to the emerging Local Plan.
- c) The development sits on an elevated site (not shown in the plan) and will thus be unneighbourly at that height in a small village location, dominating its conservation area.
- d) There has been considerable adverse neighbour comment.

W2004/1219 **Orchard House and The Bungalow,
Church Road, Sherbourne.**

Alterations and extensions to two single storey dwellings to form one dwelling.

The Committee raised no objection provided matching old materials were used, but commented on the lack of first floor plans.

16. **Notifications Received**

WDC has notified us that permission has been **granted** to the following:

W2004/0754 **22 Keytes Lane, Barford**

Erection of a first floor extension to rear of property involving raising of ridgeline.

Conditions as to sympathetic materials, non-opening and obscure glazing to window in Eastern side elevation of the extension, no windows other than those authorised, at first floor level in the Eastern side elevation at any time.

W20040819 **17, Keytes Lane, Barford**

Erection of a first floor side extension.

WDC has notified us that permission has been **refused** to the following:

W20040848 **Woodlands Lodge, Hareway Lane, Barford**

Erection of a two-storey side extension to form living room with bedroom and en-suite bathroom over.

WDC has notified us of its issue of a **Certificate of Lawfulness of Proposed Use or Development** to the following:

W20031437 **Upper Rowley, Wasperton Lane, Barford**

Replacement of roofing materials.

Condition as to specifications.