

# Barford Sherbourne and Wasperton Joint Parish Council

Minutes of the Meeting of the Planning Committee held on  
Monday 8<sup>th</sup> October 2007 in Sherbourne Village Hall

Present: Cllr J V Murphy (Chairman)  
Cllrs: Mrs P W Barlow, R Clay, S G Starkey, W Worrall, Mrs A Gordon, N F J  
Thurley, Mrs P Wilkinson, J T Wright.

## Opening

77 The meeting opened at 9:24 pm

78 Three members of the public were present.

## Declaration of Personal and Prejudicial Interest

79 Cllr Thurley declared a personal and prejudicial interest in Application W07/1554LB and absented himself from the meeting when it was considered.

80 Cllr Wright declared a personal and prejudicial interest in TPO 352 and made a statement to the committee before absenting himself from the meeting when it was considered.

## Public Participation

81 Miss R Brown made a statement in opposition to the granting of planning permission for the development of 210 Wellesbourne Road (W07/1552)

## Planning Applications

- 82 **Application No: W07/1414**  
Description: Change of use from part ground floor retail to residential  
Address: 1 Wellesbourne Road, Barford, Warwick, CV35 8EL  
Applicant: Dr Bussey & V E Moon  
JPC Decision: The Joint Parish Council raises objection on the following grounds:
- This is the last retail outlet in Barford and to close it would be in violation of the Warwick District Local Plan.
  - The marketing plan was designed to fail; a tenant was being sought at a rent which was not financially viable.
  - The use of the proposed community shop as a justification for the change of use is almost perverse. The very need for a village shop was created by the unwelcome closure of this retail outlet. There is no certainty that the community shop will ever be built so little weight can be attached to it serving the needs of the village thus freeing these premises for residential use.
- 83 **Application No: W07/1552**  
Description: Retention of existing property and erection of 2 additional bungalows  
Address: 20 Wellesbourne Road, Barford, Warwick, CV35 8EL  
Applicant: J S Boor (Tamworth) Ltd  
JPC Decision: The Joint Parish Council raises objection on the following grounds:
- The last time planning permission was sought for the development of this site (W06/0273) it was REFUSED on these grounds:
- Policies GD3, GD5, RA3 and H4 of the Warwickshire Structure Plan 1996-2011, and Policy RR.1 of the Regional Planning Guidance for the West Midlands (RPG 11), direct most new development towards urban locations. Policy (DW) H8 of the Warwick District Local Plan together with the Supplementary Planning Guidance on Limited Infill Villages requires development on residential land to not intensify the scale of existing development in order to direct development towards urban areas in accordance with Strategic policy. The proposed development does not satisfy these criteria and is therefore considered to be contrary

to policy.

- Policies (DW) ENV3, (DW)ENV6 and (DW) H8 of the Warwick District Local Plan require development proposals to have regard to the character of the surrounding area and harmonise with their surroundings. The proposed development of the site in depth would present a densely developed character in relatively close proximity to the rear boundary abutting open countryside and by reason of its overall scale, height and form is considered to be detrimental to the amenities of the adjacent residents as well as the character of the Conservation Area, thereby prejudicing the objectives of Policy (DW) ENV3, (DW) ENV6 and (DW) H8.

Notwithstanding the reduction in scale of the proposed project, the JPC believes that those reasons remain valid and recommends that permission be again refused.

Mr E Hargreaves and Miss R Brown (neighbours at 18 Wellesbourne Road) have submitted their objection to you in writing on 7<sup>th</sup> October 2007. The JPC has been made aware of its contents and supports them in their views.

- 84     **Application No: W07/1554LB**  
Description:     Infill front porch on north elevation with door and screen  
Address:         The Elms, Wasperton Road, Wasperton, Warwick, CV35 8EB  
Applicant:       N F J Thurley  
JPC Decision:    The Joint Parish Council raises objection on the following grounds:  
                    It considers the proposal to be detrimental to the character of the listed building
- 85     **Application No: W07/1611**  
Description:     Conversion of redundant farm building to holiday accommodation  
Address:         Debden Farm, Barford Road, Barford, Warwick, CV35 8DA  
Applicant:       Mr Smith-Ryland  
JPC Decision:    The Joint Parish Council has no objection.
- 86     **Application No: TPO 350**  
Description:     Tree preservation order  
Address:         5 Wilkins Close, Barford, Warwick, CV35 2EX  
JPC Decision:    The Joint Parish Council has no objection.
- 87     **Application No: TPO 352**  
Description:     Tree preservation order  
Address:         8 Farriers Court, Wasperton Road, Wasperton, Warwick, CV35 8EB  
JPC Decision:    The Joint Parish Council has no objection.

#### Notifications

- 88     **Application No: W07/1259**  
Description:     Replacement of existing rear single storey extension with erection of rear single and two storey extensions  
Address:         19 Bridge Street, Barford, Warwick, CV35 8EH  
Applicant:       Mr R Smith-Ryland  
JPC Decision:    The Joint Parish Council has no objection.  
WDC Decision:   GRANTED

#### Any Other Business

- 89     There being no other business the meeting closed at 10:32 pm.