

Barford Sherbourne and Wasperton Joint Parish Council

Minutes of the Meeting of the Planning Committee held on
Monday 1st March 2010 in Wasperton Village Hall

Present: Cllr J V Murphy, (Chairman)
Cllr: Mrs W Barlow, Mrs M Hayward D C Morrow, R G Mulgrue, Mrs P Wilkinson,
N F J Thurley, J T Wright

Apologies: Cllr Mrs A Gordon,

Opening

- 116 The meeting opened at 8:35pm.
117 Apologies for absence were noted
118 Thirteen members of the public were present.

Declaration of Personal and Prejudicial Interests

- 119 None was declared

Planning Applications

- 120 **Application No: W10/0143**
Description: Erection of double garage building with studio over, erection of sun room extension to rear with associated alterations and realignment of boundaries and party wall between Avonside Cottage and Avonside House
Address: Avonside Cottage, 1 High Street, Barford, CV35 8BU
Applicant: Mr P Wilson
JPC Decision: No objection
- 121 **Application No: W10/0144LB**
Description: Erection of sun room extension to rear with associated alterations and realignment of boundaries and party wall between Avonside Cottage and Avonside House
Address: Avonside Cottage, 1 High Street, Barford, CV35 8BU
Applicant: Mr P Wilson
JPC Decision: No objection
- 122 **Application No: W10/0163LB**
Description: Internal and external alterations to existing dwelling and realignment of party wall between Avonside and adjacent Avonside Cottage, together with small utility extension at rear
Address: Avonside House, 3 High Street, Barford, CV35 8BU
Applicant: Mr P Wilson
JPC Decision: No objection
- 123 **Application No: W10/ 0175AG**
Description: Erection of an agricultural building on land in Wasperton village
Address: Land at Wasperton Hill Farm, Wasperton
Applicant: Cadogan and Co.
JPC Decision: Objection See Annex A

Notifications

- 124 Application No: W09/1279
Description: Single storey extension to provide external store.
Address: 11a Wellesbourne Road, Barford, Warwick, CV35 8EL
Applicant: Mrs Jayne L Longfield
JPC Decision: No objection
WDC Decision: PERMITTED DEVELOPMENT

- 125 Application No: W09/1430
Description: Proposed single storey rear lean-to extension to form additional living accommodation and porch to replace existing timber lean-to
Address: 3 Church Road, Sherbourne, Warwick, CV35 8AN
Applicant: Mr Smith Ryland
JPC Decision: The JPC has the following comment:
- Sherbourne model village of estate cottages was built by the Webb family following the Enclosures Act of 1799. The cottages were built in the then novel "Picturesque" style, probably designed by William Hiron who designed Sherbourne Park in the 1750s and Sherbourne Farm in the 1780s. Hiron was a pupil and partner of Smith of Warwick who designed many mansions in the Midlands including Warwick's Pagent House.
- So whilst the cottages are not listed they are precious. Any work done to them should be as good in detail as the original design.
- Although the proposed work will not detract from the dwellings the bareness of the drawings and the absence of detail is worrying. It is suggested that a set of working drawings be produced as a condition of planning consent and these to be approved before work on site starts. The standard of aesthetic detail must match the house for brickwork, joinery, roof detailing etc. These drawing will confirm the level of detail required of the tradesmen.
- The Conservation Architect (WDC) must become involved and take the lead, keeping a watching brief and be empowered to invoke enforcement if necessary to protect the integrity of the project.
- WDC Decision: GRANTED
- 126 Application No: W09/1474
Description: Erection of timber fence to the boundary of property fronting the highway (Retrospective Application)
Address: Greenacres, 34 Bridge Street, Barford, Warwick, CV35 8EH
Applicant: Mr Locker
JPC Decision: The JPC objects to this application.
1 The fence is unsightly and over the permitted height for fences next to a highway.
2 Its construction impedes the views once enjoyed by the residents of Barford
- The JPC draws to the attention of WDC:
1 Trees have been felled at this address without reference to the JPC.
2 The drawings with the application were inadequate. The fence was shown as a line on a plan with no supporting drawings to illustrate its height or design.
- WDC Decision: REFUSED

Closure

- 127 There being no further business the meeting closed at 9:45pm

The site of the proposed building is the paddock in the heart of Wasperton Village Conservation Area. The Wasperton Conservation Area was designated in 2002, and is described in WDC Planning Department publication 'Wasperton Conservation Area which contains the following paragraphs:-

"The village of Wasperton has been selected as a place with special characteristics worthy of designation as a Conservation Area. The maintenance of the character of this area is an important working partnership between those who live in the Conservation Area, the Parish Council and the District Council, with a view to both householders and visitors to the village enjoying its special characteristics."

Important Views

*"There are important views as one enters the village by the Jubilee Oak to the main street. **There are also significant views across the farmland in the centre of the village towards the tree belt running towards the churchyard.**"*

A paddock (farmland) is a very rarely included within a Conservation Area, which emphasises even more the importance of protecting this particular area.

The proposed new building has been sited in an extremely prominent position in the farmland mentioned in the last paragraphs, with complete disregard of the reasons for designating this location as a Conservation Area.

To build this building in this location would be a gross violation of the Wasperton Conservation Area and everything that such a designation stands for.

Siting, design and appearance.

The proposed siting, design and external appearance of the proposed new agricultural unit are all inappropriate to the Wasperton Conservation Area and the village centre.

The siting is in a far too prominent position, and too near to a long established dwelling house.

The design is for large high building inappropriate to its setting.

The appearance of the building, concrete block walls for the first 2 metres of height, and corrugated fibre cement or steel sheet roofing are materials which are not compatible with the surrounding architecture.

The proposed building would have severely adverse impact on College Farmhouse, its immediate neighbour, which it would dwarf by scale and proximity.

Furthermore, regardless of Wasperton CA status, the proposed building would severely detract from the setting of this important sector of the village.

Traffic and Highway Issues

It should be noted that this site is a small isolated area of agricultural land, quite separate from the applicant's main agricultural holding. If this permission were to be granted it would cause increased traffic into and through Wasperton village on what is a narrow roadway. The access to the site is situated on a bend in that village road and will provide further risk and danger. There is already significant damage to verges and mud on the village road from the current traffic load and development of this proposal must make that situation significantly worse.

Most significantly, as this is a remote site for this agricultural operation, use of this site as proposed will necessitate large and slow agricultural vehicles and suppliers accessing and crossing the busy A429 with all the safety implications that such movements may bring.

Wasperton Residents' Comments

The JPC has been overwhelmed by the response from residents who are unanimously appalled by and fearful of the impact of these proposals on the village and community of Wasperton. It is their wish that Wasperton retains its quiet rural setting and should not be subject to such a callous and cavalier application which would blight the village for ever.

JPC Recommendation.

Every effort should be made to refuse the construction of this proposed agricultural building. Any proposed building on this site should only be permitted in full consultation with the WDC Conservation Architect, who should advise the Applicant on appropriate siting, design and appearance of the building.

It is further strongly recommended and requested that a Site Meeting must take place before this application is given further consideration.