

Barford Sherbourne and Wasperton Joint Parish Council

Minutes of the Meeting of the Planning Committee held on Mon 1 Aug 11 in Wasperton Village Hall

Present: Cllr: J V Murphy, (Chairman)
Cllr: Mrs W Barlow, D C Morrow, Mrs A Gordon, Mrs R Newsome, N F J Thurley
In Attendance: Cllr: J M Hawkesford
Apologies: Cllr: R Clay, S J McVeigh

Opening

- 57 The meeting opened at 7:30pm.
58 Apologies for absence were noted.
59 Two members of the public were present.

Public Participation

- 60 Ms S Machado spoke in opposition to Application W11/0804.
61 Mr Hope spoke in clarification of certain matters concerning Application W11/0804

Declaration of Personal and Prejudicial Interests

- 62 Cllr Mrs Barlow declared a personal interest in Application W11/0804.
63 Cllr Murphy declared a personal interest in Application W11/0804.
64 Cllr Hawkesford declared a prejudicial interest in Application W11/0804 (he having given professional advice to the applicant) and absented himself from the meeting when it was being considered.

Planning Applications

- 65 **Application No: W 11 / 0799**
Description: Erection of a rear conservatory
Address: 3 Avon Close, Barford, Warwick, CV35 8BX
Applicant: Mr Fawcett
JPC Decision: No objection
- 66 **Application No: W 11 / 0804**
Description: Demolition of the existing property at No2 Church Street, Barford with a proposed replacement 2 bedroom dwelling, together with an additional 2 bedroom dwelling to the rear
Address: 2 Church Street, Barford, Warwick, CV35 8EN
Applicant: Ms D Hope
JPC Decision: The JPC OBJECTS:
1. The impact of the development on parking provision, access and highway safety.
2. The inappropriate fenestration. The Barford Village Design Statement (BVDS) states: "Windows should be small with narrow glazing bars and tend to have a longer vertical than horizontal axis".
3. The BVDS has the following guidance for infill in Zone 1: "There is some, albeit limited, scope for further infilling in this area because historically the village grew in a haphazard, unplanned manner sometimes leaving spaces between individual properties. Over the years many of these have been filled, some more sensitively than others. There are examples where properties have been built behind the existing frontage. While we may have become accustomed to those forms of development, they tend not to be appropriate. Any such development will need to be designed very carefully to retain the character of the Conservation Area and the setting of any adjacent listed buildings. Bear in

mind that spaces can often be as important as buildings in defining character." This proposal runs contrary to some aspects of that advice.

- 67 **Application No:** **W 11 / 0805 CA**
Description: Demolition of the existing property at No2 Church Street, Barford
Address: 2 Church Street, Barford, Warwick, CV35 8EN
Applicant: Ms D Hope
JPC Decision: No objection

Notifications

- 68 **Application No:** **W 11 / 0485**
Description: Increase in roof height by 1.5metres to provide first floor accommodation.
 Construction of kitchen extension at north corner.
 Provision of french windows to downstairs bedrooms.
 Provision of 3 solar panels to South East facing roof slope.
 Construction of vehicular hard standing area off driveway.
Address: 9 Church Lane, Barford, Warwick, CV35 8ES
Applicant: Mr P Davis
JPC Decision: The JPC objects on the following grounds:
 This building lies within a group of dwellings constructed in the 1960s
 which, whilst not identical, are of a type. The Barford Village Design
 Statement says that in these circumstances "The starting point for an
 extension should be the overall form and individual components of the
 original dwelling. It should follow the established character of the original
 dwelling, any properties in the immediate vicinity and the zone in which it
 is found. Large scale extensions are likely to harm the character and
 appearance of the area and should be avoided." The design and
 appearance of the development violate this principle.
 The JPC further notes the planned removal of a mature tree;
 unacceptable in a conservation area.
WDC Decision: REFUSED

Closure

- 69 There being no further business the meeting closed at 8:35pm