

Barford Sherbourne and Wasperton Joint Parish Council

Minutes of the Meeting of the Planning Committee held on
Thu 10 May 12 in Wasperton Village Hall

Present: Cllr J V Murphy (Chairman)
Cllr: R Clay, Mrs J L Longfield, Mrs A Gordon, Mrs R Newsome, J T Wright
Apologies: Cllr: Mrs W Barlow, D C Morrow, N F J Thurley ,
In Attendance: Mr D Cooper (WDC Planning)

Opening

- 172 The meeting opened at 7:30pm.
- 173 Three members of the public were present.
- 174 The Chairman welcomed Mr David Cooper to the meeting

Presentation by Mr D Cooper

- 175 The purpose of Mr Cooper's visit was to demonstrate the technology for delivering information about planning applications to parish councils electronically rather than by paper copies, but it did not work.
- 176 The opportunity was taken however to engage him in a discussion about the philosophy, rules and attitudes of the planning staff at WDC and a useful period ninety minutes of informative and helpful exchanges ensued.

Declaration of Personal and Prejudicial Interests

- 177 None was declared

Public Participation

- 178 There was no public participation.

Planning Applications

- 179 **Application No: W 11 / 1504**
Description: Proposed rear kitchen extension to existing property for private/domestic use and new window to playroom
Address: 4 High Street, Barford, Warwick, CV35 8BU
Applicant: Mrs Jan Grewal
JPC Decision: No objection
- 180 **Application No: W 12 / 0290**
Description: Removal of flat roof extension at ground floor, replacement with pitched roof extension, extension to bedrooms at first floor, ancillary alterations
Address: 11 Keytes Lane, Barford, Warwick, CV35 8EP
Applicant: Mr R Williams
JPC Decision: The JPC objects because:
1. The two dwellings form part of a terrace of houses and to convert them into a single, larger residence with a distinctive facade would be detrimental to the character of the area.
2. Early results from a recently commissioned housing needs survey indicate a lack of smaller houses in Barford to facilitate "downsizing". To grant this application would remove two 2-bedroomed houses from the existing housing stock.

- 181 **Application No: W 12 / 0351**
Description: Proposed extension to form living room and hall
Address: 3 Old Rectory Cottages, Vicarage Lane, Sherbourne, Warwick, CV35 8AB
Applicant: Mr E Tongue & Miss A Harper-Roberts
JPC Decision: Comment: The JPC is concerned by development in the proximity of a listed building and recommends that if planning permission is granted any permitted development rights are extinguished.
- 182 **Application No: W 12 / 0399**
Description: Erection of single storey side extension.
Address: The Stables, 14A Bridge Street, Barford, Warwick, CV35 8EH
Applicant: Mr Wilkinson
JPC Decision: No objection
- 183 **Application No: W 12 / 0321 LB**
Description: Demolition of swimming pool, summer room, and conservatory. Construction of two storey extension with living room on ground floor and master bedroom suite on first floor. Internal alterations. (Revised planning applications W/10/0986LB & W/10/0985; amendments include the re-arrangement to the entrance doorway and steps leading up to the main doorway; an amendment to the steps on the west elevation. An Erection of a flat roofed garden room on the footprint of the existing conservatory
Address: Debden Hollow, Barford Road, Barford, Warwick, CV35 8BZ
Applicant: Taylor Pressform Ltd
JPC Decision: No objection
- 184 **Application No: W 12 / 0408**
Description: Demolition of swimming pool, summer room, and conservatory
Construction of two storey extension with living room on ground floor and master bedroom suite on first floor. Internal alterations. (Revised planning applications W/10/0986LB & W/10/0985; amendments include the re-arrangement to the entrance doorway and steps leading up to the main doorway; an amendment to the steps on the west elevation. An Erection of a flat roofed garden room on the footprint of the existing conservatory
Address: Debden Hollow, Barford Road, Barford, Warwick, CV35 8BZ
Applicant: Mr James Taylor
JPC Decision: No objection

Notifications

- 185 **Application No: W 11 / 0274**
Description: Application for Lawful Development Certificate for existing use of building as a dwelling
Address: The Studio, Barford Road, Sherbourne, Warwick, CV35 8AA
Applicant: Mrs Johnston
JPC Decision: The JPC does not consider itself competent to adjudicate on the legal merits of this application. It does however feel strongly that were this a planning application for change of use it would object on the grounds that the structure is sub-standard for a dwelling and probably does not conform with building regulations.
WDC Decision: REFUSED
- 186 **Application No: W 11 / 0629**
Description: Display of three moveable flag poles and flags (retrospective).
Address: County Garage, Wellesbourne Road, Barford, Warwick, CV35 8DS
Applicant: Mr M Holton
JPC Decision: No objection
WDC Decision: GRANTED

- 187 **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.
WDC Decision: GRANTED
- 188 **Application No:** **W 11 / 1079 LB**
Description: Installation of new kitchen/ utility studio doorway. Remove existing kitchen doorway to utility and extend the opening
Address: Bank House, 8 Bridge Street, Barford, Warwick, CV35 8EH
Applicant: Mr E D Wilde
JPC Decision: No objection.
 The JPC requires that in future any application should be accompanied by sufficient supporting documentation to support the case and not rely upon documents and the like attached to earlier applications for the same dwelling.
WDC Decision: GRANTED
- 189 **Application No:** **W 11 / 1205**
Description: Conversion of agricultural lean-to for use as a secure store room
Address: Old Barn Cottage, Longbridge, Warwick, CV34 6RB
Applicant: Sherbourne Park
JPC Decision: No objection always provided the building is used exclusively for agricultural purposes.
WDC Decision: GRANTED
- 190 **Application No:** **W 11 / 1276**
Description: Proposed single storey mono pitch extension to the rear creating a kitchen/diner a utility room and downstairs WC.
Address: Dove Cottage, 15 Wellesbourne Road, Barford, Warwick, CV35 8EL
Applicant: Mr & Mrs Morgan
JPC Decision: No objection
WDC Decision: GRANTED
- 191 **Application No:** **W 11 / 1277LB**
Description: Proposed single storey mono pitch extension to the rear creating a kitchen/diner a utility room and downstairs WC.
Address: Dove Cottage, 15 Wellesbourne Road, Barford, Warwick, CV35 8EL
Applicant: Mr & Mrs Morgan
JPC Decision: No objection
WDC Decision: GRANTED

- 192 **Application No:** **W 11 / 1525**
Description: Demolition of existing pool room erection of a single storey gymnasium, games area and bar with basement cinema and wine cellar.
Address: Watchbury Hill, Hareway Lane, Barford, Warwick, CV35 8DD
Applicant: Mr James McCarthy
JPC Decision: No objection
WDC Decision: GRANTED
- 193 **Application No:** **W 12 / 0103**
Description: Erection of small decked area to rear of Public House - to create disabled seating area and safer enclosed family area with optional shade for protection. Cover low level wall/trip hazard.
Address: Joseph Arch, 7 Bridge Street, Barford, Warwick, CV35 8EH
Applicant: The Joseph Arch
JPC Decision: No objection
WDC Decision: GRANTED

Closure

- 194 There being no further business the meeting closed at 10:10 pm