

# BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

## Minutes of the Meeting of the Planning Committee held on Tue 28 Aug 12 in Wasperton Village Hall

**Present:** Cllr N F J Thurley, (Chairman)  
Cllr: Mrs W Barlow, R Clay, J M Hawkesford, Mrs A Gordon, Mrs R Newsome,  
J T Wright, D C Morrow\*

**Apologies:** Cllr: P A P Morris, J V Murphy,  
\* vice J V Murphy

### Opening

- 30 The meeting opened at 7:30pm.
- 31 No members of the public were present.

### Declaration of Disclosable Interests

- 32 None was declared

### Public Participation

- 33 There was no public participation.

### Planning Applications

- 34 **Application No: W/12/0870 LB**  
Description: Amendment to Listed Building Consent W/10/0986LB for removal of swimming pool and lean-to conservatory, construction of two storey extension and detached three car garage, and retention of summer room.  
Address: Debden Hollow, Barford Road, Barford, Warwick, CV35 8BZ  
Applicant: Taylor Pressform Ltd  
JPC Decision: No objection
- 35 **Application No: W/12/0954**  
Description: Erection of gates and railings to the side and front of the residential curtilage  
Address: 6 Carter Drive, Barford, Warwick, CV35 8ET  
Applicant: Dr R Pitt  
JPC Decision: No objection

### Notifications

- 36 **Application No: W 11 / 1533**  
Description: Development of 58 Houses and Public Park  
Address: Land east of Wellesbourne Road and Land north of Wasperton Lane, Barford  
Applicant: Sharba Homes (Keys) Ltd  
JPC Decision: Objection on the grounds that the proposal is in conflict with several of WDC's policies. Moreover the scheme's mix of housing is inappropriate to the village's needs having too few smaller dwellings.  
WDC Decision: REFUSED

- 37      **Application No: W 12 / 0109**  
Description:      To use the garage conversion as a holiday let. Max occupancy two people. The conversion has a living/kitchen area, shower room and separate bedroom.(retrospective)  
Address:      22 Keytes Lane, Barford, Warwick, CV35 8EP  
Applicant:      Ms Healey  
JPC Decision:      The JPC objects on the following grounds:  
                         1. The subsequent use of the building (commercial holiday lettings) does not fit the character of the locality.  
                         2. It would create an adverse impact on the privacy of neighbouring dwellings.  
                         3. Close to a river frontage, the development is inimical to the character and appearance of the locality.  
                         4. The development may well generate problems with parking provision, access and highway safety.  
WDC Decision:      GRANTED
- 38      **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.  
WDC Decision:      GRANTED
- 39      **Application No: W/12/0517**  
Description:      Single storey rear extension to school for additional teaching space & associated works  
Address:      Barford St Peters Primary School, Church Street, Barford, Warwick, CV35 8EW  
Applicant:      St. Peters Primary School  
JPC Decision:      No objection  
WDC Decision:      GRANTED
- 40      **Application No: W/12/0558**  
Description:      Construction of a rear dormer with installation of 3 solar panels on dormer roof  
Address:      38 Wellesbourne Road, Barford, Warwick, CV35 8DS  
Applicant:      Mr Yates  
JPC Decision:      The JPC has no objection to either the rear dormer or the principle of installing solar panels, but in the latter case it regrets the unattractive positioning thereof.  
WDC Decision:      WITHDRAWN
- 41      **Application No: W/12/0559**  
Description:      Erection of gates and railings on the front and side of the residential curtilage  
Address:      6 Carter Drive, Barford, Warwick, CV35 8ET  
Applicant:      Dr R Pitt  
JPC Decision:      No objection.  
                         [The JPC wonders if there is any planning constraint obliging this group of houses to maintain open frontages.]  
WDC Decision:      WITHDRAWN

- 42      **Application No: W/12/0564 LB**  
Description: Proposed extension to form living room and hall  
Address: 3 Old Rectory, Vicarage Lane, Sherbourne, Warwick, CV35 8AB  
Applicant: Mr & Miss Tongue / Harper-Roberts  
JPC Decision: The JPC objects on the grounds of the impact this proposal will have on the neighbouring listed building.  
[It is also confused by the period of time between planning permission being sought (W/12/0351) and this application for listed building consent, and contends that it was not given the full facts at the former to enable it to make a decision on all the evidence.]  
Additional Comments:  
This is the additional information regarding the above proposed development which led to the JPC Planning Committee's recommendation regarding the Listed Building. status.  
No. 3 is built within the curtilage of the 17th century Grade II Listed Building, currently called *The Old Rectory*. It is built close to the ancient brick and mortar wall (probably Georgian) which is the boundary wall to the property designated as listed.  
From the application drawings the wall of the proposed extension to No. 3 would appear not to run parallel to the old wall, but on a merging line, bringing it so close to this ancient wall that the digging of the new footings would undermine the integrity of the wall and might well lead to its collapse. Furthermore, the abnormal treatment of this part of the proposed development would impose an overbearing and unsympathetic intrusion upon the view of the ancient wall.  
The JPC Planning Committee felt that these two points were important to the Listed Building aspect of the application and that they had not been addressed in a manner that would overcome the harm that they will do to character of the Listed Building status of the immediate surroundings. [Provided by Cllr Mrs Gordon]  
WDC Decision: GRANTED
- 43      **Application No: W/12/0653**  
Description: Retention of a two storey rear extension (Retrospective Application)  
Address: 7 Mill Lane, Barford, Warwick, CV35 8EJ  
Applicant: Mr Rodney Barnes  
JPC Decision: No objection.  
WDC Decision: REFUSED
- 44      **Application No: W 12 / 0697**  
Description: Provision of garage door to existing carport  
Address: 7 Farriers Court, Wasperton, Warwick, CV35 8EB  
Applicant: Mr J R Lee  
JPC Decision: Objection because the proposed garage door destroys the symmetry of the outbuildings. Farriers Court was designed as a whole to imitate a Warwickshire farm complex and the open-fronted car-ports represent cart sheds. The theme is jeopardized by random additions to the structures.  
WDC Decision: REFUSED
- 45      **Application No: W/12/0745**  
Description: Proposed single storey rear extension and internal alterations  
Address: 18 Church Street, Barford, Warwick, CV35 8EN  
Applicant: Mr M Burgess  
JPC Decision: No objection  
WDC Decision: GRANTED
- 46      **Application No: W/12/0746 LB**  
Description: Proposed single storey rear extension and internal alterations  
Address: 18 Church Street, Barford, Warwick, CV35 8EN  
Applicant: Mr M Burgess  
JPC Decision: No objection  
WDC Decision: GRANTED

**Closure**

47 There being no further business the meeting closed at 8:00pm