

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Thu 13 Sep 12 in Wasperton Village Hall

Present: Cllr J V Murphy, (Chairman)
Cllr: Mrs W Barlow, P A P Morris, D C Morrow*, Mrs A Gordon, Mrs R Newsome,
N F J Thurley, J T Wright,
Apologies: Cllr: R Clay, J M Hawkesford,
* vice R Clay

Opening

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

Declaration of Disclosable Interests

- 50 None was declared

Public Participation

- 51 There was no public participation.

Planning Applications

- 52 **Application No:** [W/12/0307*](#)
Description: Erection of a single storey dwelling (retrospective application)
Address: Barford Grange, Westham Lane, Barford, Warwick, CV35 8DP
Applicant: Mrs Gill
JPC Decision: **THE JPC OBJECTS TO THIS PROPOSAL**

The JPC finds the development at this site totally unsatisfactory and inappropriate for various reasons, including:

- The development is outside the **village envelope** and should not ordinarily be considered for additional developments.
- The development is situated in open countryside and whilst distant from main roads is visible from various locations and out of keeping with its setting.
- The development is contrary to **Rural Area Policies** of the current **WDC Local Plan**.
- The development is contrary to **Barford Parish Plan** and **Barford Village Design Statement** policies which aim to maintain the rural setting of the village and parish.

The JPC considers that the style of the development is out of keeping with the local vernacular, giving the impression from the main public viewpoint that the building might be of an agricultural or equine nature rather than residential.

The JPC considers that the provision of an extra dwelling unit at this location will, in addition to the current high occupancy rate for the Barford Grange property, generate **extra traffic problems on Westham Lane**, an unadopted road, and hence cause increased and unacceptable impacts on other residents and road users.

The JPC finds the prolonged preamble and reasoning in the Design and Access Statement unconvincing and inappropriate, believing that such personal matters do not constitute "material planning considerations".

The JPC also notes that the application property and the rest of the Barford Grange property is currently for sale as a single unit (at <http://www.rightmove.co.uk/property-for-sale/property-38745380.html?premiumA=true>) which would appear to remove the urgency and need so strenuously stated in the D&A Statement.

- 53 **Application No:** [W/12/1075](#)
Description: Loft Conversion
Address: 38 Wellesbourne Road
Applicant: Mr William Yates
JPC Decision: NO OBJECTION
Attention is drawn to the fact that the supplied Design and Access Statement refers to “35 Unicorn Lane” a different address and “Solar Panels” which are not part of the drawings or application form. We assume that these are cut and paste errors by the applicant/agent.

Closure

- 54 There being no further business the meeting closed at 7:55pm