

# BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

## Minutes of the Meeting of the Planning Committee held on Mon 8 Oct 12 in Sherbourne Village Hall

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

### Opening

55 The meeting opened at 8:33pm.

56 Twelve members of the public were present.

### Declaration of Disclosable Interests

57	Name	Application	Type	Reason
	Cllr Wright	W/12/1096	Personal	Near neighbour
	Cllr Morris*	W/12/1083	DCI	Owens house adjacent to site
	Cllr Morris*	W/12/1113CA	DCI	Owens house adjacent to site
	Cllr Clay*	W/12/1145	DCI	Owens house nearby
	Cllr Morris	W/12/1199	Personal	Near neighbour
	Cllr Morris	W/12/1200LB	Personal	Near neighbour

\*Absented himself from meeting during discussion of this application

### Public Participation

58 The following members of the public made statements expressing opposition to planning applications numbered W/12/1083 and W/12/1113CA:

- Rod Scott (speaking for the Barford Residents' Association)
- David Giles
- Roger Johnson
- Mike Long
- Diana Johnson
- Richard Taylor-Watts
- Agatha Barwinski
- Mark Mitchell
- Colette Long

59 Each dealt with a particular aspect of the proposal which was thought inimical to the interests of Barford. These constituent parts made a coherent whole which was persuasive.

60 No member of the public spoke in support of the applications.

61 The JPC took note.

### Planning Applications

- 62 **Application No:** [W/12/1022](#)  
**Description:** Change of use from offices (Use Class B1) to 2 live/work units (sui generis) with minor alterations including erection of previously permitted garaging and conversion of garaging to form additional living accommodation.  
**Address:** Plestowes House, Hareway Lane, Barford, Warwick, CV35 8DD  
**Applicant:** Mr Murdoch  
**JPC Decision:** No objection, always provided that the occupiers of the live/work units are aware and tolerant of the adjacent farm activities.

- 63      **Application No:** [W/12/1096](#)  
**Description:** To replace the first floor windows at the front and the rear of the property due to wood rot and water leaks.  
**Address:** 7 Farriers Court, Wasperton, Warwick, CV35 8EB  
**Applicant:** Mr Lee  
**JPC Decision:** No objection
- 64      **Application No:** [W/12/1083](#)  
**Description:** Outline planning application, including detailed access (with all other matters reserved) for up to 60 dwellings with associated parking, public open space, including amenity area, balancing pond, and associated earthworks and other ancillary works. Demolition of 22 Wellesbourne Road and relocation of the decommissioned BT telephone box to provide new access on to Wellesbourne Road.  
**Address:** land West of Wellesbourne Road, Barford, Warwick, CV35 8EL  
**Applicant:** Taylor Wimpey UK Ltd  
**JPC Decision:** **Barford, Sherbourne & Wasperton Joint Parish Council OBJECTS** to this planning application for OUTLINE PLANNING PERMISSION with detailed access for up to 60 dwellings with associated parking, public open spaces along with the demolition of 22 Wellesbourne Road and relocation of the decommissioned BT Telephone box and bus stop.  
**Reasons:**  
1 - The National Planning Policy Framework states at paragraph 54 that in rural areas local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing. The 2009 Housing Needs Survey commissioned by the JPC and Warwickshire Rural Community Council concluded that there was a need for 11 affordable new homes within the three parishes. The JPC has recently completed a further survey which has demonstrated a need for 11 Affordable Homes (10 in Barford and 1 in Sherbourne) and 28 market homes (24 in Barford, 2 in Wasperton and 2 in Sherbourne – with 50% of the Barford requirement being for bungalow accommodation). This survey has since been validated by Warwickshire Rural Housing Association/Warwickshire Rural Community Council.  
**In the opinion of the Joint Parish Council it is considered that the proposed development is far greater than the local housing needs, especially with relation to the Affordable Home provision and the principle of development is therefore contrary to NPPF, paragraph 54.**  
Furthermore the JPC does not accept the applicant's attempt to broaden the Affordable Housing need to the whole WDC area and believes that it is quite inappropriate to direct surplus Affordable Housing to a rural village, however sustainable it may be deemed, where there will inevitably be a greater dependence on car transport.  
Concerning the mix of market homes indicated in this proposal, whilst recognising that this is an outline proposal, the JPC notes that despite the Statement of Community Involvement the applicant's proposed mix of market house sizes is diametrically opposed to that clearly demonstrated in the latest Housing Needs Surveys and the information provided at every stage of consultation so far.  
Concerning the applicants references to the emerging New Local Plan the JPC believes that the references to and reliance upon the Preferred Options figures is premature and inappropriate. – specifically the allocation of 100 homes to Barford as a Category One village. It is well known that significant credible challenges to the overall numbers have been made and that these are being reviewed. Furthermore the rationale of allocating an equal number of homes to each of the Category One villages has been challenged and Barford, as by far the smallest of the Category One villages, might reasonably expect a lower revised allocation.  
2 – Policy DP2 of the Warwick District Local Plan 1996-2011 states (inter alia) that development will not be permitted which has an adverse impact on the amenity of nearby uses and residents.  
The proposal includes the creation of a vehicular and pedestrian access through the site of the current number 22 Wellesbourne Road with the

inclusion of a chicane device to slow or stop vehicles on entry to the site. The numbers of vehicle movements and the proximity to adjacent dwellings, notably number 20 Wellesbourne Road will result in loss of amenity through loss of privacy and noise nuisance.

**The proposal is therefore considered to be unneighbourly and contrary to Policy DP2**

3 – The proposal is contrary to **Barford Village Design Statement (VDS)** despite the applicant's attempts to use it in its favour. The VDS clearly states that it is inappropriate for large scale developments to be repeated and cites previous such developments taking up to 40 years to be properly integrated into the village. Meanwhile the village is still struggling adjust to the recent Taylor Woodrow development of a similar number of homes at Bremridge Close on the old Oldham's Transport site. The VDS also refers to valuable views and open spaces and specifically refers to the rural charm of small fields and paddocks off Westham Lane and this site, now stripped of most of its Sherbourne Nursery business buildings is now a significant constituent part.

4 – The proposal is contrary to **Barford Parish Plan** which, in its Conservation section, expressed a clear democratic wish that land enclosed by the Barford Bypass should not be developed for residential use.

5 – The drainage, both foul and surface, in Barford has long been problematic. Many dwellings the length of Wellesbourne Road suffer repeated problems which Severn Trent seems powerless to resolve permanently, despite its assurances that the system can easily accommodate a further 60 (or even 70!) dwellings on this site. The applicant's proposals to raise significant areas of the site by up to 0.9m to facilitate adequate fall, east for foul sewage and west for surface water will permanently change the topography of the site and render the whole development more prominent in its setting.

6 – The application causes significant transport and traffic concerns. Wellesbourne Road is already a busy and often congested road. The extra vehicle movements generated by the proposal, seemingly unrealistically underestimated by the applicant, will significantly add to this congestion. This will be compounded by the new junction itself and is made worse by the relocation of the bus stop onto the carriageway itself rather than using the current layby. More remotely the traffic on Church Street/High Street is heavy at busy times as are the two junctions onto the A429 Barford Bypass. Increased traffic numbers in all these locations will constitute a significant compromise of safety standards and should be avoided.

7 – The JPC is concerned over the loss of important trees and the associated impact on wildlife in this area. The site is currently open and undeveloped and is a refuge for a wide range of species all of which contribute to the general environment and wellbeing of our parish.

8 – The JPC has received significant representation from residents concerned over the loss of sunlight which will result from this application. Typically houses on Wellesbourne Road, many of which were specifically designed to take maximum enjoyment from the light, currently enjoy sunlight until the sun sets on the distant horizon. Building this development will curtail that sunlight several hours earlier and as such could be deemed to impacting the amenity of those residents and hence contrary to Warwick Local Plan Policy DP2.

65

**Application**

Description:

Address:

Applicant:

JPC Decision:

**No: W/12/1113 CA**

Proposed demolition of 22 Wellesbourne Road to provide a new highway access.

land West of Wellesbourne Road, Barford, Warwick, CV35 8EL

Taylor Wimpey UK Ltd

**Barford, Sherbourne & Wasperton Joint Parish Council OBJECTS** to this Conservation Area Consent application for the demolition of 22 Wellesbourne Road. This is a good quality family house built originally as the village Police House. It is of a classic type and style and is very much of its era, sitting well in its setting at the side of what was originally a significant main trunk road through the village. As such it has become a

long established landmark with significant heritage value. It should therefore not be lightly dismissed, demolished and lost forever.

- 66      **Application No:** [W/12/1145](#)  
Description: Construction of a dormer window in the side roof slope  
Address: 2 Hemmings Mill, Barford, Warwick, CV35 8BP  
Applicant: Mr & Ms McCourt & Bryant  
JPC Decision: No objection
- 67      **Application No:** [W/12/1180](#)  
Description: Erection of two storey and single storey rear extension and replacement of windows in front elevation.  
Address: 5 Wellesbourne Road, Barford, Warwick, CV35 8EL  
Applicant: Mr & Mrs Howes  
: WITHDRAWN
- 68      **Application No:** [W/12/1199](#)  
Description: Erection of a two storey pitched roofed rear extension with single storey lean to together with internal first floor alterations to form bathroom. Removal of single storey rear lean-to conservatory and single storey rear corrugated roofed kitchen and bathroom.  
Address: 28 Church Street, Barford, Warwick, CV35 8EN  
Applicant: Mr Ellis  
JPC Decision: No objection
- 69      **Application No:** [No: W/12/1200 LB](#)  
Description: Erection of a two storey pitched roofed rear extension with single storey lean to together with internal first floor alterations to form bathroom. Removal of single storey rear lean-to conservatory and single storey rear corrugated roofed kitchen and bathroom.  
Address: 28 Church Street, Barford, Warwick, CV35 8EN  
Applicant: Mr Ellis  
JPC Decision: No objection

#### Notifications

- 70      **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  
WDC Decision: REFUSED

#### Closure

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