

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Mon 17 Dec 12 in Wasperton Village Hall

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

Opening

- 83 The meeting opened at 7:30pm.
84 Three members of the public were present.

Declaration of Disclosable Interests

- 85 None was declared

Public Participation

- 86 Mr Macfadyen briefed the meeting on Application W/12/1492.
87 Mr Phillips made clear his concerns about it.
88 Ms Healy responded to Mr Phillips concerns.

Planning Applications

- 89 **Application No:** [W/12/1492](#)
Description: Installation of a hydroelectric turbine and small turbine house on island.
Address: 22 Keytes Lane, Barford, Warwick, CV35 8EP
Applicant: Ms K Healey
JPC Decision: Comments: The JPC's prime concern was the effect of this project on the conservation area. Several questions were posed but the contents of the application were inadequate to answer them. For example the effect on wildlife and the river environment, changes in the skyline and the likely increase in motorway traffic noise in the area created by the removal of trees. The possibility of transmission of vibration from the turbine to neighbouring dwellings. The only concrete issue was tree removal and the JPC would like to see this dealt with by way of a separate planning application. In short the feeling was one of being inadequately briefed to make a reasoned judgement.

Notifications

- 90 **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:
1 The development is outside the village envelope and should not ordinarily be considered for additional developments.
2 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.
3 The development is contrary to Rural Area Policies of the current WDC Local Plan.

4 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.

5 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.

6 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.

7 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".

8 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.

WDC Decision: GRANTED

91 **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.

- WDC Decision: REFUSED
- 92 **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
WDC Decision: GRANTED
- 93 **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
WDC Decision: GRANTED
- 94 **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
WDC Decision: GRANTED
- 95 **Application 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
WDC Decision: GRANTED

Closure

- 96 There being no further business the meeting closed at 8:15pm