

## BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held on Mon 10 Feb 14 in Sherbourne Village Hall

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

#### Opening

137 The meeting opened at 8:15pm.

138 One member of the public was present.

#### Declaration of Disclosable Interests

139 None was declared

#### Public Participation

140 Mr Taylor-Watts repeated his opposition to Planning Application W/14/0080

#### Planning Applications

- 141 **Application No:** W/14/0080  
**Description:** Construction of one dwelling, new access and associated works.  
**Address:** 2 Westham Lane, Barford, Warwick, CV35 8DP  
**Applicant:** Mr S Peters  
**JPC Decision:** The JPC took note of the modifications to the proposals in application W/13/1153 but found them insufficient to cause it to alter its decision to OBJECT to the amended proposal on the same grounds which were:
- Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, overshadowing.
  - Unacceptably high density / overdevelopment of the site, especially as it involves loss of garden land or the open aspect of the neighbourhood (so-called 'garden grabbing').
  - Visual impact of the development.
  - The proposed development is over-bearing, out-of-scale and out of character in its appearance compared with existing development in the vicinity.
  - The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners.
  - Adverse effect of the development on the character and appearance of the Conservation Area.
  - The development would adversely affect highway safety or the convenience of road users.
  - A recently commissioned Housing Needs Survey for Barford revealed no requirement for five-bedroomed houses.
  - In an earlier planning application for changes to 2 Westham Lane (W/03/1152) the following condition was enforced: "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no window other than those expressly authorized by this permission, shall be placed at any time in the north-west elevation of the dwelling."  
One reason was: "To retain control over future development of the premises in the interests of residential amenity."  
It is argued such a condition should apply to any new building within the curtilage of 2 Westham Lane.

## Notifications

- 142 **Application No: W/13/1664**  
Description: Demolition of part of boundary wall  
Address: 16 High Street, Barford, Warwick, CV35 8BU  
Applicant: Mr Howard Marshall  
JPC Decision: No objection  
WDC Decision: GRANTED
- 143 **Application No: W/13/1675**  
Description: Demolition of existing pool room and erection of a single storey gymnasium, games area and bar with basement cinema and wine cellar, and erection of stand-alone photovoltaic panels.  
Address: Watchbury Hill, Hareway Lane, Barford, Warwick, CV35 8DD  
Applicant: Mr McCarthy  
JPC Decision: No objection  
WDC Decision: GRANTED
- 144 **Application No: W/13/1707**  
Description: Erection of a single storey rear extension and replacement flat roof with a pitch to the existing porch and garage  
Address: 1 Fairfax Close, Barford, Warwick, CV35 8ER  
Applicant: Mr Wardman  
JPC Decision: No objection  
WDC Decision: GRANTED

## Closure

- 145 There being no further business the meeting closed at 8:30pm.