

## BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held on Mon 10 Mar 14 in Wasperton 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,  
**Apologies:** Cllr P A P Morris

#### Opening

- 146 The meeting opened at 8:30pm.  
147 No members of the public were present.

#### Declaration of Disclosable Interests

- 148 None was declared

#### Public Participation

- 149 There was no public participation.

#### Planning Applications

- 150 **Application No:** W/14/0194 LB  
**Description:** Installation of glass into balcony, change of original window in bedroom 4 to double glazed unit and internal alterations including the removal of existing timber edging strip with skirting board.  
**Address:** Debden Hollow, Barford Road, Barford, Warwick, CV35 8BZ  
**Applicant:** Mr John Cooper  
**JPC Decision:** NO OBJECTION

#### Notifications

- 151 **Application No:** W/13/0636  
**Description:** Proposed single dwelling to the rear of 2 Church Street Barford  
**Address:** Land to the rear, 2 Church Street, Barford, Warwick, CV35 8EN  
**Applicant:** Ms D Hope  
**JPC Decision:** Objection on the grounds of overdevelopment, loss of light and privacy to neighbours, and increase traffic volumes.  
**WDC Decision:** REFUSED  
**Appeal:** UPHeld (with costs)
- 152 **Application No:** W/13/1371  
**Description:** Erection of a first floor rear extension  
**Address:** 18 Wellesbourne Road, Barford, Warwick, CV35 8EL  
**Applicant:** Mr & Mrs Hargreaves  
**JPC Decision:** No objection  
**WDC Decision:** GRANTED
- 153 **Application No:** W/13/1715  
**Description:** Outline permission for new dwellinghouse.  
**Address:** Hillford House, Barford Road, Barford, Warwick, CV35 8DA  
**Applicant:** Mrs Allfrey  
**JPC Decision:** OBJECTION
- Loss of garden land ("garden-grabbing")
  - Visual impact
  - Impact on the character of the neighbourhood
  - Adverse effect on the heritage of the area by virtue of the felling of trees to construct the access
  - Adverse effect on highway safety arising from the location of the planned exit

WDC Decision: REFUSED

154 **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.

WDC Decision GRANTED

**Closure**

155 There being no further business the meeting closed at 8:45pm.