

## BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held on Tue 30 Sep 14 in Wasperton Village Hall

**Present:** Cllr J V Murphy, (Chairman)  
Cllr: Mrs W Barlow, H Gadsden\*, Mrs A Gordon, T Merrygold\*\*  
N F J Thurley, J T Wright

**Apologies:** Cllr: R Clay, J M Hawkesford, P A P Morris, Mrs R Newsome,

\*Vice Cllr Clay

\*\*Vice Cllr Mrs Newsome

#### Opening

85 The meeting opened at 8:15pm.

86 One members of the public was present.

87 Apologies were accepted.

#### Declaration of Disclosable Interests

88 Cllr Wright, Application W/14/1242, personal interest, a close neighbour.

#### Public Participation

89 Mrs Haynes gave supporting detail for Application W/14/1279.

#### Planning Applications

- 90 **Application No: W/14/1242**  
Description: Installation of 2 Velux sun tunnels on rear roof slope.  
Address: The Farmhouse, 4 Farriers Court, Wasperton Road, Wasperton, Warwick, CV35 8EB  
Applicant: Mrs Phillips  
JPC Decision: No objection
- 91 **Application No: W/14/1279**  
Description: Erection of a two storey side extension  
Address: Castle View, Hareway Lane, Barford, Warwick, CV35 8DD  
Applicant: Mrs Haynes  
JPC Decision: No objection
- 92 **Application No: W/14/1325**  
Description: Application for Prior Approval for proposed change of use of agricultural building to Use Class (A3 + D2)- Shoot Room, Catering facilities, kitchen, toilets storage- all ancillary to the function of the farm and estate.  
Address: Sherbourne Farm, Sherbourne Hill, Sherbourne, Warwick, CV35 8AE  
Applicant: DJL Construction  
JPC Decision: Comment: The JPC is not opposed to the general intent of the application but wonders about the inclusion of a Shoot Room when Use Class D2 excludes firearms.

## Notifications

- 93 **Application No:** W/14/0693  
**Description:** Full Planning application for the erection of 60 dwellings with associated car parking and garages, formation of a new access from Wellesbourne Road, public open space, balancing pond, landscaping, associated highways works, demolition of 22 Wellesbourne Road, associated highways works and relocation of the decommissioned BT telephone box on Wellesbourne Road and other ancillary works.
- Address:** Land West of 22 Wellesbourne Road, Barford, Warwick, CV35 8EL  
**Applicant:** Taylor Wimpey UK Ltd.  
**JPC Decision:** **Barford, Sherbourne & Wasperton Joint Parish Council COMMENTS** on this planning application for FULL PLANNING PERMISSION, with demolition, for 60 dwellings with associated parking, public open spaces along with the of 22 Wellesbourne Road and relocation of the decommissioned BT Telephone box.

The Council comments:

1 – The JPC reluctantly accepts that Barford is likely to be expected to take a significant number of houses and following liaison work with WDC the identified sites were agreed as those most suited and least harmful to accept extra housing over the emerging Local Plan period to 2029. The site in this application is one of those identified sites.

2 - 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 through Warwickshire Rural Housing Association/Warwickshire Rural Community Council and whilst the final report has not yet been received the indications are that the total identified need totals 15 units with a mix of affordable and market homes within that number.

**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 a purist interpretation of NPPF, paragraph 54.**

Whilst the JPC recognises the applicant's attempt to broaden the Affordable Housing need to the whole WDC area, presumably in response to emerging New Local Plan numbers the JPC 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 the JPC notes that despite the Statement of Community Involvement the applicant's proposed mix of market house sizes remains adrift of that clearly demonstrated in the latest Housing Needs Surveys and the information provided at every stage of consultation so far. Furthermore we note that the proposed 50:30:20 mix, whilst meeting earlier standards, does not meet the tenure requirements published in the Draft Local Plan – April 2014.

The recent publication of mid-2012 ONS figures must now cast doubt over the overall WDC housing needs and it is well known that significant credible challenges to the overall numbers have been made and that these are being reviewed, which must cast some doubt over the final district wide requirements and the numbers destined for Growth Villages such as Barford.

3 – 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 could therefore considered to be unneighbourly and contrary to Policy DP2**

4 – 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.

5 – 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.

6 – 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 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. Developer assurances that this increase in level of the site has been minimized are not convincing.

7 – 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. 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.

8 – 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. This site should be developed in a more sympathetic manner with adequate spacing away from existing properties (particularly the proposed number 60 behind 20 Wellesbourne Rd and the proximity of garages to Hemmings Mill properties) and with the inclusion of significant enhancing plantings of partly mature trees and not simple token provision of small saplings which will take decades to provide the essential environmental benefits.

9 – 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 impact the amenity of those residents and hence contrary to Warwick Local Plan Policy DP2.

Whilst the JPC recognizes that existing residents may not have a right to views or indeed direct sunlight, views into and out of the village are a

significant feature fully recognized in the Barford VDS and some of these views which are across or through existing properties will be lost forever if this development proceeds in its current form. The developers' token gesture of a view of Sherbourne Church across the site is not sufficient to satisfy our concerns in this matter.

Similarly we are concerned that views of the edge of the village across this site will be changed forever, from a soft, green rural edge to something much harder and man-made. Every effort should be made to allow the edge of this development to merge with the surrounding rural landscape.

10 – The nature and design of many of the houses along Wellesbourne Road is such that development as proposed will significantly compromise the privacy and enjoyment of existing residences which may contravene DP2.

11- Demolition of the Old Police House is undesirable due to the impact on the street scene, in the Barford Conservation Area, and the loss of a building with some significant social history. This point was made strongly when the previous outline permission was refused, however we accept that this may be the only access route for this site. We are pleased that the proposed substitution of a "strange, thin, sideways" dwelling has now been removed from the application.

12- We find the styles/designs of houses proposed to be of a standard/generic type which offer little to respect the Barford Conservation Area or Barford's sense of place. NPPF directs developers to address these issues in all such cases and we hope that previous assurances to provide a range of individuality more in keeping with a rural village setting will be fulfilled in a substantial rather than simply token manner.

13 – We have significant concerns over the impact that this development will have on our infrastructure – not least Barford School which could expect 20 or more children from such a proposal – and would expect suitable s.106/CIL contributions to highways (in particular to Barford Bypass junction improvements), open spaces and public transport to minimize the impact on existing residents. In particular we draw attention to pre-application discussions where the JPC has clearly indicated that it would prefer open space contributions towards the Barford King George V Playing Field scheme rather than on-site installations.

14 – We note that the Draft Local Plan proposes phasing of larger sites in Growth Villages – limiting phases to 50 units per 5 year period - and suggest that such a condition must be applied to this site even if determined before adoption of the Local Plan.

WDC Decision

GRANTED

### Closure

94 There being no further business the meeting closed at 7:46pm.