

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Mon 27 Oct 14 in Wasperton Village Hall

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

Apologies: Cllr Mrs A Gordon,

* Vice Cllr Mrs Gordon

Opening

103 The meeting opened at 7:30pm.

104 Three members of the public were present.

Declaration of Disclosable Interests

105 Cllr Clay declared a prejudicial interest in W/14/1409 and absent himself from the meeting whilst it was discussed

Public Participation

106 Mr Swallow and Mr Scott (representing the Barford Residents' Association) spoke in opposition to W/14/1409.

Planning Applications

107 **Application No: W/14/1409**

Description: This planning application seeks outline planning permission for the development of 32 dwellings comprising a mix of 1, 2, 3 and 4 bedroom houses. The description of the proposed development is: "Outline application for the erection of up to 32 dwellings including means of access and associated works, with all other matters (relating to appearance, landscaping, layout and scale) reserved". Of the 32 dwellings, 19 dwellings will provide market housing and 13 dwellings will provide affordable housing.

Address: Land West of Bridge Street and Wilkins Close, Barford, Warwick, CV35 8EX

Applicant: Centaur Homes Ltd

JPC Decision: **Barford, Sherbourne & Wasperton Joint Parish Council OBJECTS** to this planning application for outline planning permission for the development of 32 dwellings comprising a mix of 1, 2, 3 and 4 bedroom houses. The Council **OBJECTS** on the following grounds:

1 – The proposal is contrary to all current and emerging local policies, specifically

- Current WDC Local Plan does not permit development outside the established Barford Village Envelope.
- The Draft WDC Local Plan proposes a new Barford Village Envelope and this proposal lies outside that proposal.
- Barford Parish Plan (2005) states clearly at Page 10 that land within the Barford Bypass line "should not be developed for residential purposes".
- Barford Village Design Statement echoed BPP's opposition to developing such sites and the minority of residents in favour of any such development stated clearly that any development of such sites must be small scale evolving slowly over time to meet needs of parish residents. 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.
- The Draft Barford Neighbourhood Development Plan (BNDP) recognizes the new Barford Village Envelope as proposed in the Draft WDC Local Plan and only allows development within that envelope.

2 – The JPC accepts that Barford is 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 NOT one of those identified sites.

3 - 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.

The recent granting of permission for 60 homes on the Taylor Wimpey Wellesbourne Road site already grossly exceeds our immediate need for both market and affordable housing numbers.

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 recognizes the Affordable Housing need of the whole WDC area 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.

4 - Concerning the mix of market homes indicated in this proposal the JPC notes that the proposal meets neither the guidance currently issued by WDC nor that which derives from Barford HNSs and local knowledge. There is over-provision of 4-bed homes and under-provision of smaller 2 and 3-bed market homes. Within the Draft BNDP Policies B2 and B3 direct development towards appropriate mixes of size and tenure and also to make appropriate provision for the elderly demographic.

5 – 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 dense nature of the proposals and the proximity of new houses to existing dwellings will inevitably cause loss of privacy to residents in Wilkins Close and Mill Lane.

The numbers of vehicle movements and the proximity to adjacent dwellings 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

6 –The **Barford VDS** also refers to valuable views and open spaces and specifically refers to the rural charm of small fields and paddocks off Westham Lane. The Draft **BNDP** enlarges on this and the proposal site is important in views out of and into the village. Development of this site will significantly impact the setting of the settlement in its rural landscape and be seriously deleterious to the **Barford Conservation Area** of which the proposal site is both part of and immediately adjacent to.

7 – 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 could easily accommodate a further 60 (or even 70!) dwellings on local site. There are multiple records of sewage problems in homes immediately adjacent to the application site and an additional 32 homes can only make matters worse.

8 – The application causes significant transport and traffic concerns. Wellesbourne Road and Bridge Street are already busy and often congested roads. 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.

9 – Site access. The proposed access to this site is dangerously close to Barford Bridge. Within the application the applicant acknowledges that the visibility is inadequate and does not meet minimum highway standards, but seeks to dismiss this matter. Vehicles frequently come south over Barford Bridge at speeds in excess of the 30mph limit and vehicles travelling north are often compromised by vehicles parked on either side of the carriageway. Even with only casual use of the current “Fishermen’s car park” this is a difficult and dangerous site to access. An additional 32 dwellings worth of vehicle movements would dramatically increase the risk of accident, particularly for vehicles turning right into this site from the north, which would be at severe risk of tail-end collisions from following vehicles.

10 – It has 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 minimise the impact on existing residents. In particular we draw attention to the JPC preference that in the event that this proposal is approved it would prefer open space contributions towards the Barford King George V Playing Field scheme rather than on-site installations.

- 108 **Application No:** **W/14/1491**
 Description: Erection of a temporary sales cabin and associated parking area.
 Address: Land to the west of 22 Wellesbourne Road, Barford, Warwick, CV35 8EL
 Applicant: Taylor Wimpey UK Limited
 JPC Decision: The JPC does not object in principle to the erection of a sales cabin but requires that conditions with regard to times of operation are imposed so as to limit the nuisance of noise and lighting. Further (although not in the scope of this application) it earnestly hopes that additional direction signs are not permitted in the village outside the site area.

Notifications

- 109 **Application No:** **W/14/1237**
 Description: Erection of a single storey rear extension
 Address: 2 Mill Lane, Barford, Warwick, CV35 8EJ
 Applicant: Mr & Mrs Gibson
 JPC Decision: No objection
 WDC Decision: GRANTED
- 110 **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
 WDC Decision: GRANTED

Closure

- 111 There being no further business the meeting closed at 8:25pm.