

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on Mon 12 Jan 15 in Barford Memorial Hall

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

Opening

- 135 The meeting opened at 8:25pm.
- 136 No members of the public were present.

Declaration of Disclosable Interests

- 137 None was declared.

Public Participation

- 138 There was none

Planning Applications

- 139 **Application No: W/14/1349**
Description: Erection of a horse shelter as an extension to the existing field shed
Address: Upper Rowley, Wasperton Lane, Barford, Warwick, CV35 8DQ
Applicant: Mr A Bethell
JPC Decision: No objection
- 140 **Application No: W/14/1819**
Description: Erection of a temporary sales cabin and associated parking area, including erection of adverts in the form of signs and flags
Address: Land On The West Side Of, Wellesbourne Road, Barford, Warwick
Applicant: Taylor Wimpey UK Ltd
JPC Decision: No objection
- 141 **Application No: W/14/1820**
Description: Erection of a temporary sales cabin and associated parking area.
Address: Land On The West Side Of, Wellesbourne Road, Barford, Warwick
Applicant: Taylor Wimpey UK Ltd
JPC Decision: No objection

Notifications

- 142 **Application No: W/13/1465**
Description: Erection of 50 dwellings, open space and associated infrastructure
Address: Land east of Wellesbourne Road and north of Wasperton Lane, Barford
Applicant: Sharba Homes (OP) Ltd
JPC Decision: Whilst recognizing that the applicants have made some significant moves to address some of the comments in the Inspector's report on Appeal reference APP/T3725/A/12/2184225 which was dismissed on 25 Mar 13, Barford Sherbourne & Wasperton Joint Parish Council OBJECTS to the current application on the following grounds:

1 – HERITAGE – Development, in particular in the northern part of the site, will have a significant harmful effect on the setting of Barford House, a 2* Listed Building and that damage is not balanced by the benefits of the scheme to the community of Warwick District area and Barford in particular when considered in terms of NPPF.

Furthermore the creation of a new site access through the landmark wall

fronting onto Wellesbourne Road will have a significant damaging effect on the wall itself, the setting of Barford House, the Barford Conservation Area and the general streetscape.

Concerning the wall we are further concerned that in order to make the new opening's impact less significant the applicant has proposed an arrangement which meets lower than usual standards for width and sightlines and will doubtless compromise the safety of all road users and pedestrians in the vicinity.

2 – LOCAL NEED – Notwithstanding the emerging WDC New Local Plan Revised development Strategy and likely final proposals for Barford this application fails to address clearly identified local needs. Specifically this proposal will provide an excess of Affordable Homes compared to our measured need (HNSs 2009, 2012 and 2013 currently being undertaken) which will require residents to move from outside the area to a less than fully sustainable village. The latest incarnation of RDS actually recognized Barford's lower sustainability ranking to a modest degree but still did not fully reflect the Sustainability Assessments which had earlier been published in Preferred Options stage and G&T documentations. Concerning Market Homes the proposals make no effort to match provision with our measured needs – providing only very modest numbers of 2 and 3 bed homes and minimal numbers of bungalow dwellings. The large proportion of 4 and 5 beds homes proposed have been shown by HNS to be not required by the local population, many of whom are currently wishing to down or right-sized from such larger houses.

The applicants relate the fact that they have conducted numerous consultations themselves and there have been various others by Barford Residents association and others. From these consultations they have "cherry-picked" results to support their own proposals and tweaked designs to find favour, but have resolutely refused to amend their proposals to provide development of the sizes and types which residents have suggested and which HNSs have indicated.

3 – VILLAGE DESIGN STATEMENT – Published in 2009 and adopted by WDC this document addresses all aspects of development in Barford. Previous large developments have taken long times to integrate into the village and the VDS is quite emphatic that large scale developments are "not appropriate and should not be repeated in the future" due to their impact on the existing physical form and scale of the village; impact on the established nature of the community, sensitivity of views out of, into and across the village; capacity of services and infrastructure.

4 – BARFORD NEIGHBOURHOOD PLAN – BNDP Group is now well established and policies are now emerging. The JPC is aware of Wiltshire Council's recent case where they took the view that "to approve an application for a major development ...would undermine the NDP process" and refused an application. The JPC is aware of just how demoralizing such applications are to groups attempting to work in the democratic process to influence planning and benefit their communities and would agree that such large applications should be refused pending finalization of the NDP process. Indeed in a recent Appeal/Public Inquiry the Inspector deferred to the emerging NDP and declined to determine the Appeal.

5 – FOOTPATHS – Whilst welcoming permeability of the site and public access the JPC has concerns over the two footpaths from Wellesbourne Road and believes their inclusion will be intrusive to the privacy of nearby properties, will be a safety/security issue and may encourage vandalism, litter and graffiti.

WDC Decision:
Appeal

REFUSED
DISMISSED

- 143 **Application No:** **W/14/0361**
Description: Partial demolition of approximately 86m of structurally unstable and unrepairable wall circa 2m high to below line of damaged bricks and erection of safety hoarding together with necessary temporary works plus storage of undamaged bricks
Address: Wellesbourne Road, Barford, Warwick, CV35 8EL
Applicant: Mr Hopkins
JPC Decision: Comments:
 - There is uncertainty whether the wall is listed
 - The surveyor's report is regarded as inadequate
 - There is a strong body of opinion amongst Barford residents that demolition is too brutal a solution (depriving the village of an emblematic structure) and that its dismantling and rebuilding should be the aim.
 - It is understood that an independent survey has been commissioned. When that becomes available the JPC would welcome the opportunity to comment on the proposals further**WDC Decision:** REFUSED
Appeal: DISMISSED
- 144 **Application No:** **W/14/1004**
Description: Erection of two storey rear extension and single storey rear / side extension.
Address: 25 Church Street, Barford, Warwick, CV35 8EW
Applicant: Ms Sell
JPC Decision: No objection
WDC Decision: REFUSED
- 145 **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.

WITHDRAWN

- 146 **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.
WITHDRAWN
- 147 **Application No:** **W/14/1492**
Description: Erection of adverts in the form of signs & flags.
Address: Land to the west of 22 Wellesbourne Road, Barford, Warwick, CV35 8EL
Applicant: Taylor Wimpey UK Limited
JPC Decision: Objection on the grounds that in a conservation area the proposals are intrusive, excessive and unneighbourly.
WITHDRAWN
- 148 **Application No:** **W/14/1534**
Description: Demolition of car sales building. Construction of 8 no. dwellings and associated car parking. New access from Wellesbourne Road.
Address: Barford Garage, Wellesbourne Road, Barford, Warwick, CV35 8DS
Applicant: Warwickshire County Properties
JPC Decision: No objection
WDC Decision: GRANTED

149 **Application No:** **W/14/1564**
Description: Erection of a front extension to existing garage with change of flat roof to a pitched roof.
Address: 5 Carter Drive, Barford, Warwick, CV35 8ET
Applicant: Mr Stenning
JPC Decision: No objection
WDC Decision: GRANTED

Closure

150 There being no further business the meeting closed at 8:32pm.