

## BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held on Mon 9 Nov 15 in Wasperton Village Hall

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

#### Opening

- 243 The meeting opened at 8:10pm.  
244 Three members of the public were present.

#### Declaration of Disclosable Interests

- 245 Cllr Murphy declared a prejudicial interest in W/15/1490 LB, being a near neighbour of the applicant and absented himself from the discussion of it.  
246 Cllrs Thurley and Wright declared a prejudicial interest in W/15/1717, being a neighbour of the applicant.

#### Public Participation

- 247 There was none

#### Planning Applications

- 248 **Application No:** W/15/1294  
**Description:** Full planning application for the erection of 8 dwellings served via Wasperton Lane, with associated landscaping and car parking; and all ancillary and enabling works  
**Address:** Land at Wasperton Lane, Barford, Warwick  
**Applicant:** Sharba Homes Ltd  
**JPC Decision:** **Having fully considered the latest proposed amendments Barford, Sherbourne & Wasperton Joint Parish Council OBJECTS to this planning application for the erection of 8 dwellings.**

In addition to our previous submission, detailed below, the Council **OBJECTS** on the following additional grounds:

A1 – The JPC considers that the proposed “heritage detail” of ventilators, corbels, hay lofts and tie bars to be purely pastiche and inappropriate in a new build situation. It does nothing to enhance the setting of the heritage asset.

A2 – The JPC has concerns about how the proposed “parkland gardens” will be maintained in perpetuity and not degenerate into standard domestic outillage. This concern extends to tree survival and maintenance, maintenance of the steel fencing and maintenance of the pasture. Furthermore the JPC contends that there should be no consideration of any domestic garden provision outside the Barford Village Envelope as proposed in the emerging Local Plan.

A3 – The JPC has concern that the applicants’ arboricultural report seems to have been accepted without comment or review. There are many maturing trees which are of value and the proposal is to fell the vast majority. These will be a significant loss to the landscape and the proposed replacements with semi-mature alternatives is less than satisfactory.

A4 – The JPC is concerned at the lack of any detail of the reinstatement of the eastern/allotment boundary which is simply shown on the layout plan as “brick wall”. This is currently in very poor repair having suffered many years of total neglect and this should be fully reinstated to its original height.

A5 – The JPC continues to have concerns over the loss of significant portions of the roadside wall, whilst understanding the fact that “if” development is permitted there must be satisfactory sight lines. The JPC welcomes the move to a higher wall, and suggests that it should be to the original height which can be determined at various points on the perimeter of the land; but still regrets the stepping back of the reinstatement. If the wall is to be rebuilt the JPC requests that it must be with re-used bricks, or at least bricks to comparable heritage standards.

A6 – The JPC notes the Examiner’s recent favourable comments on its Draft Neighbourhood Development Plan and points out that the proposal fails to meet its parking standards as detailed in Policy B13 which requires parking provision exclusive of tandem parking, which as everyone knows is seldom correctly utilised and leads to further on-street parking and associated obstructions and congestion.

- 249 **Application No:** **W/15/1490 LB**  
Description: Application for Listed Building Consent for internal alterations to enclose existing en suite to master bedroom and installation of an extractor fan.  
Address: Bank House, 8 Bridge Street, Barford, Warwick, CV35 8EH  
Applicant: Mr Wilde  
JPC Decision: NO OBJECTION
- 250 **Application No:** **W/15/1703**  
Description: Application for a Lawful Development Certificate for existing internal alteration and installation of boiler.  
Address: Farmside, 6 Moat Green, Sherbourne, Warwick, CV35 8AJ  
Applicant: Mr Malcolm Leggett  
JPC Decision: NO OBJECTION
- 251 **Application No:** **W/15/1713**  
Description: Extension to first floor over existing garage with internal alterations. New attached garage to side elevation with conversion of existing garage to living accommodation  
Address: 23 Dugard Place, Barford, Warwick, CV35 8DX  
Applicant: Mr Howes  
JPC Decision: NO OBJECTION
- 252 **Application No:** **W/15/1717**  
Description: 1) Repair and reconfigure private driveway. 2) Installation of Velux Sun Tunnel on roof of house.  
Address: 6 Farriers Court, Wasperton, Warwick, CV35 8EB  
Applicant: Mr Markham  
JPC Decision: NO OBJECTION

### Notifications

- 253 **Application No:** **W/15/1306**  
Description: Single Storey extension for additional teaching space to match existing plus associated works.  
Address: Barford St Peters Primary School, Church Street, Barford, Warwick, CV35 8EW  
Applicant: Governors of St Peters Primary School  
JPC Decision: No objection  
WDC Decision: GRANTED

### Closure

- 254 There being no further business the meeting closed at 9:00pm.