

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee
held on Mon 11 Apr 17
in Wasperton Village Hall

Present:	Cllr (Chairman) J Murphy, Cllr Mrs W Barlow, R Clay, H Gadsden, Mrs A Gordon, Mrs R Newsome, N F J Thurley, J T Wright
Apologies:	Cllr J Hawkesford
In Attendance:	Cllr A Rhead (WDC), P Phillips (WDC)

Opening

1 The meeting opened at 7:30 pm

Declaration of Disclosable Interests

2 None was declared

Public Participation

3 One member of the public was present.

4 Mr C Morrow spoke in opposition to planning application W/17/0440

Planning Applications

- 5 **Application No:** W/17/0440
Description: Erection of 63 dwellings.
Address: Land off, Bremridge Close, Barford
Applicant: Taylor Wimpey West Midlands Ltd
JPC Decision: **THE JPC OBJECTS TO THIS PROPOSAL**

The JPC finds the development at this site totally unsatisfactory and inappropriate for various reasons, including:

- 1 – The proposal is not compliant with policies within the **existing Local Plan**
- 2 – The proposal is outside the **Village Envelope** as defined in the existing Local Plan and substantially outside the **Village Envelope** as defined in the made **Barford Neighbourhood Development Plan**
- 3 – The proposal is in direct conflict with and fails to respect in any way, the current, made, **Barford Neighbourhood Development Plan (BNDP)**. It is accepted that technically the BNDP has limited weight whilst WDC does not have a LDP in place.
- 4 – The **2013 Housing Needs Survey** conducted over our three villages established very modest housing need for our villages and these have been more than satisfied through the various developments which we have agreed to accept, in negotiation with WDC, in order to play our part in meeting district-wide needs for housing and Affordable Housing in particular.
- 5 – The proposal site was not identified as appropriate in **SHLAA**.
- 6 – Access into the site from Bremridge close as drawn appears to occupy land owned by third parties ie Betts Ecology bat barn and associated land and land owned by occupiers of current Bremridge Close properties. We understand a covenant exists for passage over that private land but do not understand how a modern standard access road can be constructed through such a narrow opening.
- 7 – Any access as drawn will effectively remove the turning head currently at the end of the adopted part of Bremridge Close and will effectively force vehicles to turn on a through route.
- 8 – The access from Bremridge Close onto Wellesbourne Road is already problematic with parked vehicles grossly compromising visibility with WCC and

Police seemingly unwilling to assist in resolving the situation. Bremridge Close currently contains 48 residences so the addition of 63 additional dwellings will presumably provide at least a 130% increase in pro-rata traffic movements.
9 – WCC guidelines promote a maximum of 50 dwellings per cul-de-sac road. The proposals more than double that recommendation.

10 – The proposed **LPE Build Phase Plan** places the site depot and offices, and hence the last build phase, immediately behind houses 38-48 Wellesbourne Road and hence those homes will suffer most and longest disruption during the build period. It would be better arranged if the offices and material storage were relocated to the Phase 8 location at the middle/rear of the site and the proposed houses backing onto Wellesbourne Road built at a much earlier phase in order to provide some modest buffering for neighbouring properties at an early stage of the scheme.

11 – The 3m wide **Emergency & Pedestrian Link to Westham Lane** is of poor design and will be of limited value, joining Westham Lane, itself a narrow single track rural road, by a sharp right-angle junction – contrasting sharply with the emergency access provided immediately opposite for the Nursery Meadow development.

12 – **The proximity of Plot No 1 to the established Bat Barn**, in addition to the already completed removal of associated trees, will compromise further the function of the bat barn which was provided as a condition of permission for the main Bremridge close development.

13 – **Village Infrastructure** will struggle to cope with a further 63 houses on top of the c.200 already planned (and accepted!) for the Draft Local Plan period/ Specifically, **Barford St Peters School** has been enlarged several times over the last few decades and is now approaching “single form” entry for all age groups. Completion of single form entry is currently compromised by lack of funding and this can only be made worse by extra pressures from extra new homes. In the event that this application is approved it should be accompanied by s.106 funding to enable Barford School to fully expand to single form entry and accommodate the extra children from these extra homes.

14 – **The village drainage system** is already under stress and will be worse with other new houses already approved. Assurance by Severn Trent that it will cope or that they will make improvements are not borne out in practice and there are frequent problems already and several householders are already regularly disadvantaged by this overloaded, under-invested drainage system.

15 – The applicants’ own **Ecology Reports** identify at p15 that the site is excellent bat habitat. The applicants have already sought to destroy much of that habitat by tree removal and this proposal will all but destroy the remainder. Similarly the applicants have sought to interfere with bird-nesting by netting “in season” and have only desisted when forced to do so by Police action solicited by concerned nearby residents.

16 – The applicants’ **Statement of Community Involvement** has been a “tick-box exercise” badly and cynically undertaken. There has been only token public engagement and no evidence that the application has been modified in the light of comment. NPPF makes it clear that communities should have a voice in planning and that planning should be a collective enterprise and that must mean listening to local opinions on these proposals.

17 – It is our opinion that there is no NEED for this development. The JPC area need has already been fully satisfied by those developments already built and exceeded by others included within BNDP and the Draft Local Plan. This proposal should be refused.

6 **Application No:** **W/17/0446**
Description: Change of use from agricultural to B8 (open storage).
Address: Wasperton Farm House, Wellesbourne Road, Wasperton, Warwick, CV35 8EA
Applicant: Easy Storage Ltd
JPC Decision: No objection

- 7 **Application No:** **W/17/0454**
Description: Application for removal or variation of condition 8 of planning permission W16/1113 To allow for the addition of a river deck to each property, to give safe access to the river without the need to modify the river bank
Address: 26 Keytes Lane, Barford, Warwick, CV35 8EP
Applicant: Harrison Projects Ltd
JPC Decision: The JPC objects to the proposal on the grounds of:
- Visual impact of the development
 - Effect of the development on the character of the neighbourhood
 - Design which is inimical to a natural river bank
 - Adverse effect of the development on the character and appearance of the Conservation Area

Notifications

- 8 **Application No:** **W/16/1928 LB**
Description: Various alterations and repairs including to roof, windows and doors
Address: Wasperton Hill Farm, Wasperton Lane, Barford, Warwick, CV35 8DQ
Applicant: c/o St Johns College
JPC Decision: No objection
WDC Decision: GRANTED
- 9 **Application No:** **W/16/1986**
Description: Temporary planning permission for 2 years for timber building to house a disabled toilet facilities, set upon existing paving slabs, and extended pathway in pea gravel.
Address: All Saints Church, Church Road, Sherbourne, Warwick, CV35 8AP
Applicant: Mr Wheeler
JPC Decision: No objection
WDC Decision: REFUSED
- 10 **Application No:** **W/17/0143**
Description: Erection of a single storey front extension and replacement roof to front; erection of a single storey rear extension and render.
Address: 18 Keytes Lane, Barford, Warwick, CV35 8EP
Applicant: Mr & Mrs Williams
JPC Decision: No objection
WDC Decision: GRANTED

Closure

- 11 There being no other items on the agenda the meeting was closed at 8:30 pm