

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee
held on Mon 8 Jan 18
in Barford Memorial Hall

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

100 The meeting opened at 8:55pm

Declaration of Disclosable Interests

101 None was declared.

Public Participation

102 No members of the public were present.

Planning Applications

- 103 **Application No: W/17/2021**
Description: Various internal and external repairs to cottage, alteration, refurbishment and replacement of 20th century extensions. Ground floor extension and first floor extension. Various replacement windows. Replacement garage with new garage and home office, replace section of modern timber panel fence with brick similar to existing, rebuilding of pier to widen gateway and new gates, new driveway and turning area.
Address: 29 Church Street, Barford, Warwick, CV35 8BS
Applicant: Mr C Davies
JPC Decision: No objection
- 104 **Application No: W/17/2022 LB**
Description: Various internal and external repairs to cottage, alteration, refurbishment and replacement of 20th century extensions. Ground floor extension and first floor extension. Various replacement windows. Replacement garage with new garage and home office, replace section of modern timber panel fence with brick similar to existing, rebuilding of pier to widen gateway and new gates, new driveway and turning area.
Address: 29 Church Street, Barford, Warwick, CV35 8BS
Applicant: Mr C Davies
JPC Decision: No objection
- 105 **Application No: W/17/2209**
Description: Revised access and parking layout to serve 4 no. blocks of semi-detached and terraced houses forming 9 no. residential plots of 3-bedroom houses, each with private gardens and parking, built on existing fields: 7 no. to be shared ownership, 2 no. to be rented (approved under application reference W/16/0441)
Address: Land at, Westham Lane, Barford
Applicant: waterloo housing group
JPC Decision: No objection
- 106 **Application No: W/17/2370**
Description: Erection of a timber gazebo.
Address: Sherbourne Farm, Sherbourne Hill, Sherbourne, Warwick, CV35 8AD
Applicant: Mr Lea
JPC Decision: No objection

Notifications

107 **Application No:** W/17/0162

Description: Outline planning application for the erection of up to 135 dwellings with public open space, landscaping and sustainable drainage system (SuDs) and vehicular access point from Wellesbourne Road. All matters reserved except for means of access.

Address: Land On The East Side Of Wellesbourne Road and South of Sandy Way, Barford

Applicant: Gladman Developments

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 not compliant with and the site is not allocated within the Draft Local Plan recently the subject of Inspection
- 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 applies only within its Designated Area, HOWEVER, the proposal clearly seeks to add 135 houses to the Barford settlement, despite the fact that Barford has established a clear “Village Envelope” to demarcate where development is acceptable.
- 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 – The proposal site is not in Barford parish and is should not be considered to be part of Barford as a Growth Village in the Draft Local Plan
- 7 – The site is within Wasperton parish and Wasperton is a Non-Growth village in the Draft Local Plan and hence should not attract such large scale proposals.
- 8 – This site is “Best and Most Versatile (BMV) land and is in constant production of valuable crops. Such land should only be taken for built development where lesser quality alternatives are not available and it is our opinion that such a situation does not exist. This agricultural land should be preserved, particularly at when food security is of such concern
- 9 – This site sits on valuable mineral resources and whilst we would not encourage their imminent extraction NPPF directs that they should not be sterilised by inappropriate development.
- 10 – The proposal site is in close proximity to simultaneously proposed sand and gravel extraction sites and if they were to go ahead then there would be considerable health and environmental implications
- 11 – Traffic implications will be considerable. Wellesbourne Road is already a busy road, particularly at peak times. The proposal is for a single access point, positioned immediately opposite Bremridge Close, Barford Exchange and Country Car all of which currently overspill their parking onto Wellesbourne Road adding to the congestion and danger in the area. Access from Barford onto the A429 Barford Bypass is by simple T-junctions and is seldom simple and is frequently problematic and dangerous with long queues at peak times due to high levels of commuter through-traffic. The Traffic Assessment provided with the application seems fanciful in the extreme with very low numbers of anticipated vehicle movements for a 135-house estate. Its statement of the quality of local transport bears little relationship to what is actually available in practical terms on the ground and in consequence use of the local bus service is restricted almost exclusively to those with no other choice. Suggestions that people will willingly walk up to 2km for routine village services is wishful thinking and we all know that they will mostly get into their cars for such trips.

12 – The visual impact on the edge of our settlement will be considerable and views into and out of the village will be considerably impacted. BNDP specifically mentioned and valued such views.

13 – Village Infrastructure will struggle to cope with a further 135 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 at “single form” entry which means any further enlargement will be difficult or near impossible. The applicants’ assertions that their houses will accommodate many who already use the school overlooks the fact that their vacated houses are just as likely to attract families with children who will also want to use our excellent school.

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 – Barford Village Shop, a “community shop” built and run by volunteers is an appropriate size for our current community. Contrain to the applicants’ assertions, their proposed development will not “support the enterprise” but would impose extra demands such as stock throughput and storage that it would be difficult to meet in the current building. We do not need extra houses to support our village shop!

16 – The applicants’ Statement of Community Involvement is farcical. It is no more than a “tick-box exercise” badly and cynically undertaken. Their circular was initially only delivered to Barford and had no closing date stated. The closing date was later set to January 27th, so Barford had about three weeks to respond. Wasperton was grudgingly circulated much later and were given only 3 days to respond. AND the resulting report and the planning application were submitted on the closing day so the responses were obviously given considerable consideration??? The responses to date show not a single word of support from our community – a situation totally unprecedented in our not inconsiderable experience. 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. WDC district-wide need is adequately met by the Draft Local Plan and we are confident that the Inspector will approve the Draft plan and deem a 5 year land supply in place.

WDC Decision: Refused

108 **Application No: W/17/0546**

Description: Two-storey extension to front and garage to side.

Address: 7 Keytes Lane, Barford, Warwick, CV35 8EP

Applicant: Ms Brown

JPC Decision: Objection, on the grounds:

- 1 Adverse effect on the residential amenity of neighbours, by reason of overlooking, loss of privacy and overshadowing.
- 2 Overdevelopment of the site involving loss of the open aspect of the neighbourhood.
- 3 Visual impact of the development
- 4 Effect of the development on the character of the neighbourhood
- 5 Design
- 6 The proposed development is over-bearing, out-of-scale in its appearance compared with existing development in the vicinity
- 7 The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners
- 8 The adverse effect of the development on the character and appearance of the Conservation Area.
- 9 The proximity of listed buildings.

- WDC Decision: Refused
Appeal: Granted
- 109 **Application No: W/17/0850**
Description: Erection of a 2.44m stained fence.
Address: The Forge Cottage, Wellesbourne Road, Wasperton, Warwick, CV35 8EA
Applicant: Mr A Evans
JPC Decision: No objection
WDC Decision: Granted
- 110 **Application No: W/17/1786**
Description: Proposed extension to form Garden room, Living room, bedroom and enclosed porch.
Address: Waters Edge, Verdon Place, Barford, Warwick, CV35 8BT
Applicant: Lovell & Freeman
JPC Decision: No objection
WDC Decision: Granted
- 111 **Application No: W/17/1831 LB**
Description: Removal of ground floor walls to enlarge kitchen; removal of wall and creation of en-suite in first floor bedroom; alterations to windows and other internal alterations.
Address: Watchbury House, 10 High Street, Barford, Warwick, CV35 8BU
Applicant: Mr & Mrs Kennedy
JPC Decision: No objection
WDC Decision: Granted
- 112 **Application No: W/17/1946**
Description: Single story side extension, pitched roof to existing garage and cladding to front elevation.
Address: 5 Fairfax Close, Barford, Warwick, CV35 8ER
Applicant: Ms Cooper
JPC Decision: The JPC objects on the following grounds:
1. Adverse effect on the residential amenity of neighbours, by reason of violating the condition in the Barford Village Design Statement discouraging side extensions which close the gap between it and adjoining dwellings creating a terracing effect.
2 Unacceptable over-development of the site
3. Visual impact of the development
4. Effect of the development on the character of the neighbourhood
5. Design
6. The proposed development's appearance is out of character when compared with existing development in the vicinity
7. Adverse effect of the development on the character and appearance of the Conservation Area
WDC Decision: Granted
- 113 **Application No: W/17/2057**
Description: Variation of condition 6 (All window frames shall be constructed in timber and shall be painted and not stained) of planning permission ref: W/17/0769 to say 'All front and side window frames shall be constructed in timber and shall be painted and not stained' to enable rear windows to be constructed in Aluminium.
Address: 7 High Street, Barford, Warwick, CV35 8BU
Applicant: Mr Bertram
JPC Decision: No objection
WDC Decision: Granted

Closure

- 114 There being no other items on the agenda the meeting was closed at 9:05pm