

## BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee  
held on Mon 26 Nov 18  
in Wasperton Village Hall

<b>Present:</b>	Cllr T Merrygold (Chairman) Cllr Mrs W Barlow, R Clay, J V Murphy, A B Rhead* N F J Thurley, J T Wright
<b>Apologies:</b>	Cllr Mrs A Gordon, Mrs D Haynes, Mrs R Newsome,

\*Vice Cllr Mrs Haynes

### Opening

95 The meeting opened at 7:30pm

### Declaration of Disclosable Interests

96 None was declared.

### Public Participation

97 No members of the public were present.

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98 There was none.

### Planning Applications

- 99 **Application No: W/18/2029**  
Description: Change of use from C3 dwelling house ancillary accommodation to holiday let.  
Address: The Retreat, Hareway Lane, Barford, Warwick, CV35 8DD  
Applicant: Mrs. Dawna Haynes  
JPC Decision: The JPC gives qualified support to the application. Its reservations are:  
1. The building had planning permission to be ancillary to the main dwelling. A change of status to "holiday let" removes that link and gives the building stand-alone planning permission, which it might not have enjoyed has it been sought from the outset.  
2. The parking space within the red line will now be require for use by the occupants of the holiday let. Such activity and parking for which it is now used will have to be relocated and it is feared that these will move to the plot (labelled 73.2m on the Site Location Plan) which has been the source of neighbourhood friction in the past.

### Notifications

- 100 **Application No: W/18/0953**  
Description: Erection of a poly-tunnel for the production of hydroponically grown crops.  
Address: Holloway Farm, Wellesbourne Road, Wasperton, Warwick, CV35 8EA  
Applicant: Cadogan & Co  
JPC Decision: No objection  
WDC Decision: Refused
- 101 **Application No: W/18/1174**  
Description: Proposed development of three pairs of semi-detached sheltered retirement bungalows. One dwelling to be occupied by resident nurse.  
Address: Barford Lodge, 17 Church Lane, Barford, Warwick, CV35 8ES  
Applicant: Mr & Mrs Biles

JPC Decision: Although predisposed to favour any application which supports the Barford Neighbourhood Development Plan's requirement for more sheltered accommodation, the JPC is obliged to object to this application on the following grounds:

- 1 Adverse effect on the residential amenity of neighbours, by reason of the proximity of the bungalows to the hedge and neighbouring buildings
- 2 Unacceptably high density, the loss of garden land and the open aspect of the neighbourhood
- 3 Effect of the urbanizing development on the character of the neighbourhood
- 4 Adverse effect of the development on the character and appearance of the Conservation Area.
- 5 Adverse effect on highway safety and the convenience of road users.

WDC Decision: Refused

102 **Application No: W/18/1535 LB**  
Description: Erection of a single storey detached garage, replacement of three first floor windows to the first-floor South East elevation and restoration of original opening size to eastern window.  
Address: The Old Rectory, Vicarage Lane, Sherbourne, Warwick, CV35 8AB  
Applicant: Mr & Mrs Jackson  
JPC Decision: No objection  
WDC Decision: Granted

103 **Application No: W/18/1616**  
Description: Erection of a single storey detached garage, replacement of three first floor windows to the first-floor South East elevation and restoration of original opening size to eastern window.  
Address: The Old Rectory, Vicarage Lane, Sherbourne, Warwick, CV35 8AB  
Applicant: Mr & Mrs Jackson  
JPC Decision: No objection  
WDC Decision: Granted

### Closure

104 There being no other items on the agenda the meeting was closed at 7:52pm..