

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee
held on Mon 9 Mar 20
in Wasperton Village Hall

Present: Cllr T Merrygold (Chairman)
Cllr Mrs W Barlow, R Clay, Mrs D Haynes, G Jackson, Mrs R Newman, N F J Thurley,
J T Wright
Apologies: Cllr J V Murphy

Opening

107 The meeting opened at 9:00pm

Declaration of Disclosable Interests

108 None was declared

Public Participation

109 No members of the public were present.

Planning Applications

- 110 **Application No:** W/20/0254
Description: Proposed erection of first floor side extension over existing garage and kitchen extension, and rear first floor extension over existing ground floor kitchen and sunroom. Internal reconfiguration. External modernisation including new windows and cream render.
Address: 2 Avon Close, Barford, Warwick, CV35 8BX
Applicant: Mr & Mrs Cook
JPC Decision: The JPC objects to this development for the following reasons:
1 The development is in a Conservation Area and would have an adverse effect on the character and appearance of it.
2 The roofline of the proposed extension is in-line with the existing roofline and does not give a broken line indicating the extension and its subservience to the existing main building.
3 Barford Neighbourhood Development Plan, Policy B6 – Heritage Assets states that, “All new developments within the Conservation Area and /or within the setting of a listed building will be expected to preserve and wherever possible enhance the positive attributes of the heritage asset. Development will not be permitted where it has a detrimental impact on the character of the Conservation Area”.
4 Barford Neighbourhood Development Plan at Section 5.27 states that, “As the character relies on the diversity of historic building types, it is important that each is maintained to a high standard. Poor quality alterations or extensions should not be permitted”.
5 Barford Neighbourhood Development Plan at Section 5.29 states that, “There are also a significant number of mid to late 20th century housing developments within the Conservation Area boundary, in particular on the north side of High Street leading down to the river. Some of these are of a high standard of design and this quality should be maintained by the insistence on like for like replacements where works are proposed”.
6 Barford Village Design Statement on page 2 states that, “Over recent centuries development has been chiefly in Warwickshire red brick which has matured well”.
7 Barford Village Design Statement on Page 5 states that “The principle of a Conservation Area is to prevent damage to the special character of an area through the individual and combined effects of uncontrolled changes to the buildings, spaces and trees which contribute to that character’. This property is part of the Riverside Zone of the Conservation Area see page 6. With regard to Extensions to Dwellings page 12, this states that. ‘The integrity of the different modern building styles needs to be respected so

that each cul de sac/cluster of modern houses remains a coherent whole'. With regard specifically to this zone, Specific Design Guidelines page 13 states that, 'Roads lying between Church Street/High Street and the River Avon are culs de sac. Each has its own particular character which should not be compromised by inappropriate extensions'. Specifically the proposed use of rendering and painting on this property and the overbearing rear fenestration are at variance with the above policies.

Notifications

- 111 **Application No:** **W/19/0906**
Description: Full Planning Application; Erect an agricultural poly tunnel (20,130sqm) for hydroponic lettuce and herb crops
Address: Field to the South of Marl Pit Farm, Marl Pit Farm, Wellesbourne Road, Barford, CV35 8EE
Applicant: Cadogan & Co
JPC Decision: No objection
WDC Decision: GRANTED
- 112 **Application No:** **W/19/1149**
Description: Create a free draining driveway in front of my house but need planning permission to drop the kerb as it's onto a C class road (C95)
Address: 16 Wasperton Lane, Barford, Warwick, CV35 8DU
Applicant: Joseph Keating
JPC Decision: No objection
WDC Decision: GRANTED
- 113 **Application No:** **W/19/1667 AG**
Description: Prior notification under Schedule 2, Part 6, Class A for agricultural development consisting of excavation and deposit of soil to form irrigation reservoir.
Address: Bradshaw Farm, Wellesbourne Road, Wasperton, Warwick, CV35 8EB
Applicant: Mr. James Dewhurst
JPC Decision: No objection
WDC Decision: Prior approval not required
- 114 **Application No:** **W/19/1650**
Description: Application to raise the roof over the existing single storey side element with 1no. rooflight.
Address: 8 Ryland Road, Barford, Warwick, CV35 8BY
Applicant: Mr Christou
JPC Decision: No objection
WDC Decision: GRANTED
- 115 **Application No:** **W/19/1793 LB**
Description: Re-decorate the building in RAL 3004 and BS 10 C 31.
Address: Joseph Arch, 7 Bridge Street, Barford, Warwick, CV35 8EH
Applicant: Star Pubs & Bars Limited
JPC Decision: The JPC objects to the proposal on the grounds that the colour RAL3004 on the left- and right-hand elevations does not blend with surrounding buildings and is detrimental to the street scene
WDC Decision: REFUSED
- 116 **Application No:** **W/19/1731**
Description: Proposed replacement of existing garage with garden room and shed
Address: 5 Keytes Lane, Barford, Warwick, CV35 8EP
Applicant: Harrison Projects Ltd
JPC Decision: No objection
WDC Decision: GRANTED

- 117 **Application No:** W/19/1809
Description: Single storey side extension onto an outbuilding
Address: The Kimbels, 5 Hewitt Road, Barford, CV35 8EZ
Applicant: Mr & Mrs Franks
JPC Decision: No objection
WDC Decision: GRANTED
- 118 **Notification No:** **W/19/1768**
Description: Notification for prior approval for a proposed change of use from an agricultural building to a dwelling house (Use Class C3) including operational development.
Address: Westham Barn, South of Westham Lane, Barford, Warwick, CV35 8DR
Applicant: C/O Godfrey-Payton
JPC Decision: Whilst the JPC has no objection to the proposals for the building, it questions, on safety grounds, the wisdom of vehicular access directly onto the A429
WDC Decision: Prior approval given
- 119 **Application No:** **W/19/1827**
Description: Replacement of existing conservatory with single-storey extensions.
Address: 10 Hareway Lane, Barford, Warwick, CV35 8DB
Applicant: Mr. & Mrs. Gardiner
JPC Decision: No objection
WDC Decision: GRANTED
- 120 **Application No:** **W/19/1765**
Description: Variation of Condition 1 (plan numbers) of planning permission ref: W/18/2447 (Variation of plan numbers approved under W/16/1221) to allow for a new design of the entrance gates and fencing associated with the new dwelling.
Address: Mallards Reach, Barford Road, Barford, Warwick, CV35 8BZ
Applicant: Mr Khera
JPC Decision: Comment: The JPC regrets the loss of a mature tree
WDC Decision: GRANTED
- 121 **Application No:** **W/19/1847**
Description: Proposed two storey side extension over existing garage and kitchen.
Address: 22 Dugard Place, Barford, Warwick, CV35 8DX
Applicant: Harrison Projects Ltd
JPC Decision: No objection
WDC Decision: GRANTED

Closure

- 122 There being no other items on the agenda the meeting was closed at 9:28pm.