

## BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee  
held by video conference on Mon 8 Jun 20

**Present:** Cllr T Merrygold (Chairman)  
Cllr Mrs W Barlow, R Clay, Mrs D Haynes, M J Metcalfe, J V Murphy  
**Apologies:** Cllr G Jackson,

### Opening

1 The meeting opened at 8:50pm.

### Declaration of Disclosable Interests

2 Cllr Mrs Haynes declared a prejudicial interest in Planning Application W/20/0727 and absented herself from the meeting.

### Public Participation

3 No members of the public joined the meeting.

### Planning Applications

4 **Application No:** **W/20/0586**  
Description: Change of use of agricultural building to Class C3 dwelling house.  
Retrospective application.  
Address: Seven Elms Barn, Wellesbourne Road, Wasperton, Warwick, CV35 8EE  
Applicant: Mr ans Ms Skidmore and Jefferson

JPC Decision: No objection

5 **Application No:** **W/20/0727**  
Description: Proposed change of use from a Holiday let to a C3 residential dwelling.  
Address: The Retreat, Hareway Lane, Barford, Warwick, CV35 8DD  
Applicant: Mrs. D. Haynes  
JPC Decision: No objection

### Notifications

6 **Application No:** **W/19/1658**  
Description: Replacement windows, doors & glazed roof to Upvc.  
Address: 1 The Stables, Vicarage Lane, Sherbourne, Warwick, CV35 8AB  
Applicant: Mr. Richard Griffiths  
JPC Decision: No objection  
WDC Decision: Refused  
Appeal: Granted

7 **Application No:** **W/20/0040**  
Description: Replacement of existing flat roof to garage with tiled pitched roof, to match existing house.  
Address: 24 Vicarage Lane, Sherbourne, Warwick, CV35 8AB  
Applicant: Mr O Newbury  
JPC Decision: The JPC objects to this development because of its adverse effect upon the character and appearance of the Conservation Area  
WDC Decision: Granted

8 **Application No:** **W/20/0097**  
Description: Applicant for a change of use for downstairs room of detached garage to operate as a dog grooming salon (Use class sui-generis).  
Address: 10 Wasperton Road, Wasperton, Warwick, CV35 8EB  
Applicant: Mrs Jackson

- JPC Decision: The JPC objects on the grounds of the adverse effect on the residential amenity of neighbours by reason of disturbance, and also its effect on the character of the neighbourhood.
- WDC Decision Refused
- 9 **Application No:** **W/20/0150**  
**Description:** Proposed erection of side extension and garage conversion  
**Address:** 83 Bremridge Close, Barford, Warwick, CV35 8DE  
**JPC Response:** Application says no trees affected – but the developers have still to plant the wildlife corridor.  
Timber cladding to the garden side of building is out of character with the appearance of the development, which was agreed with the developers to keep in context with the village.
- WDC Decision Granted
- 10 **Application No:** **W/20/0196**  
**Description:** Proposed two storey side and single storey rear extension & first floor extension  
**Address:** 27 Vicarage Lane, Sherbourne, Warwick, CV35 8AB  
**Applicant:** Mr Phil Reynolds  
**JPC Decision:** The JPC objects to this development because of its adverse effect upon the character and appearance of the Conservation Area and the consequent overdevelopment of the site.  
Withdrawn
- 11 **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.

WDC Decision: Granted

- 12     **Application No:**     **W/20/0291 AG**  
Description:             Erection of an agricultural building for use a grading shed during the harvest period and a machinery storage facility.  
Address:                 Bradshaw Farm, Wellesbourne Road, Wasperton, Warwick, CV35 8EB  
Applicant:               J & A Growers Ltd  
JPC Decision:            No objection  
                                  Withdrawn
- 13     **Application No:**     **W/20/0302**  
Description:             Proposed replacement of flat roof to garage and porch with pitched roof, raised window sill level to 1st floor central window and revisions to existing porch.  
Address:                 Lower Rowley, Wasperton Road, Wasperton, Warwick, CV35 8EB  
Applicant:               Mrs Hunt  
JPC Decision:            No objection  
WDC Decision:            Granted
- 14     **Application No:**     **W/20/0557 AG**  
Description:             Notification for prior approval for erection of agricultural building  
Address:                 Bradshaw Farm, Wellesbourne Road, Wasperton, Warwick, CV35 8EB  
Applicant:               J & A Growers Ltd  
JPC Decision:            No objection  
WDC Decision:            Prior approval not required

#### **Closure**

- 15     There being no other items on the agenda the meeting was closed at 8:58pm.