

## BARFORD SHERBOURNE & WASPERTON JOINT PARISH COUNCIL

Minutes of the meeting of the Joint Parish Council  
held in Barford Memorial Hall  
on Mon 11 Oct 21

<b>Present</b>	Cllr T Merrygold, (Chairman) Cllr: Mrs W Barlow, J T Barrott, J D Billingham, R Clay, H Gadsden, J M Hawkesford, Mrs D E Haynes, G Jackson, Mrs L M Jones, M J Metcalfe, J V Murphy, Mrs R Newsome, P B Phillips, M J Sheard,
<b>Apologies:</b>	Cllr: Mrs K E Thomson,
<b>In Attendance:</b>	Cllr: A B Rhead (WDC),

### Opening

58 The meeting opened at 7:35 pm

59 Seven members of the public joined the meeting.

### Declarations of Disclosable Interests

60 None was declared.

### Public Participation

61 Mr Sandy Pearson observed that despite the JPC's intervention with WDC drawing its attention to the lamentable and potentially unsafe condition of the house at 44 Church Street which had been left unfinished by departing contractors, nothing had been done. Cllr Rhead (WDC) was apologetic and assured the meeting that he continues his efforts to expedite a response

62 Mr Mark Griffin drew attention to an article in Village Voices which reported an informal contact between JPC representatives and the intended developers of the Glebe Hotel. He levelled the criticism that in his opinion such a meeting was beyond the JPC's powers and he also levelled accusations of potential predetermination.

### Minutes of the Meeting of Council on 13 Sep 21

63 The minutes were approved as a true record. There were no matters arising.

### Minutes of the Meeting of the Planning Committee on 13 Sep 21

64 The minutes were approved as a true record. There were no matters arising.

### Financial Report

65 Cash Book Balances as at 30 Sep 21

- HSBC(1) £207,492.88
- HSBC(2) £20,309.31
- Santander £75,235.63

The JPC took note

66 Receipts and Payments

Date	Payee	Category	Total
31 Aug 21	Barford Community Charity	Grants	129.00
1 Sep 21	Bank interest	Bank interest	0.64
1 Sep 21	Stripe	BLIS:BSC	7.50
6 Sep 21	Countryside Services	War Memorial Wasperton	(27.00)
6 Sep 21	Frank Mann Farmers	Mowing	(815.20)
6 Sep 21	PKF Littlejohn	Audit Fees	(360.00)
6 Sep 21	J T Windows	Bus shelter maintenance	(60.00)
10 Sep 21	HMRC	Employment Expenses	(678.18)
18 Sep 21	Booker (JVM)	BLIS:KGF	(34.39)
21 Sep 21	WALC	Training and Seminar Expenses	(12.00)
25 Sep 21	Salaries	Employment Expenses	(870.00)
25 Sep 21	Administration	Office Accommodation	(66.00)
29 Sep 21	WDC	Precept	27,118.00

**Management Accounts as at 30 Sep 21**

67 The JPC took note of the accounts at Annex A

**Barford Youth & Community Centre**

68 Cllr Mrs Barlow gave a progress report. The JPC took note.

**Closure**

69 There being no other business, the meeting closed at 8:00pm.

**Date of Next Meeting**

70 The next meeting of the JPC is on Mon 8 Nov 21 in Barford Memorial Hall at 7:30pm.

## EXECUTIVE SUMMARY

Opening balance 1 Apr 21	135,180		
Excess of Income over Expenditure 2021-22	147,145		
Closing balance 31 Mar 22	<b>282,325</b>		
Designated Funds			
Barford Leisure Improvement Scheme:			
Barford Sports Club	6,883		Self funding. Money banked with JPC
King George's Field	37,037		Residue of start-up funding
Sinking Fund	30,000		Funded from Precept; for long-term capital needs
Barford Memorial Hall	4,914		Current balance owned by BMH
Barford Telephone Kiosk	200		Barford Heritage Group bond for future costs
Barford War Memorial	470		Raised by public subscription
Election Expenses (casual elections until 2023)	3,000		JPC policy to reserve this early in the election cycle
Neighbourhood Watch	100		Current Balance
Provision for new mower	1,600		Purchase approved by JPC
Public Access Defibrillator	184		Current balance (donated)
Section 106	138,917		Reserved for specific projects
Barford Youth & Community Centre (planned)	10,000		Promissory note; payable on completion.
Key Man Insurance (self funded)	14,674		75% of Clerk's Salary, ERNI and Office Costs
Total Designated Funds	<b>247,979</b>		
<b>SUMMARY</b>	<b>Cr</b>	<b>Dr</b>	
Closing Balance 31 Mar 22	282,325		
Designated Funds		247,979	
Totals	282,325	247,979	
<b>Discretionary Reserve</b>	<b>34,346</b>		

## BUDGET

	<b>Budget 2021-22</b>	<b>YTD</b>	<b>Outturn</b>
<b>RECEIPTS</b>			
Allotments Rents	1,092	306	1,092
Bank Interest	6	4	8
BLIS:BSC	500	1,306	2,000
Grants		129	129
Grant:Road Crossings	12,000		12,000
Precept (WDC)	59,401	54,236	54,236
s106	0	135,777	135,777
VAT	976	1,445	2,000
Wayleave	5		5
<b>TOTAL RECEIPTS</b>	<b>73,980</b>		<b>207,247</b>
<b>PAYMENTS</b>			
Allotments Hire of Land	560		560
Allotments Maintenance	350	358	400
Allotments Water Supply	200		200
Audit Fees	510	510	510
BLIS:BSC		152	152
BLIS:KGF	1,500	2,528	6,000
Bus Shelters Maintenance	585	360	585
Bus Shelters Repairs	780	73	73
Chairman's Allowance	511		511
Employment Expenses	18,773	9,289	18,773
Grants: Community Centres	5,088		5,000
Insurance	1,980	2,400	2,400
Mowing Charges	5,875	1,361	5,875
Newsletter	1,000	2,480	2,480
Office Accommodation	792	396	792
Open Spaces Maintenance	8,000	700	2,000
Road Crossings Barford	0		12,000
PAD	0	138	138
Postage	20		20
Printing and Stationery	40		40
Rectory Paddock	500	500	500
Section 137	25		25
Subs: Information Commissioner	35		35
Subs: SLCC	185		185
Subs: WALC	656	660	660
Training and Seminar Expenses	100	29	60
Travel Expenses	20		20
Venue Hire	50		0
War Memorial Wasperton	108	81	108
<b>TOTAL PAYMENTS</b>	<b>48,243</b>		<b>60,102</b>
<b>Difference:</b>	<b>25,737</b>		<b>147,145</b>

**BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL**

Minutes of the Meeting of the Planning Committee  
held in Barford Memorial Hall on Mon 11 Oct 21

<b>Present:</b>	Cllr T Merrygold (Chairman) Cllr: Mrs W Barlow, R Clay Mrs D Haynes, G Jackson, M J Metcalfe, J V Murphy, Mrs R Newsome, P B Phillips*
<b>In Attendance:</b>	Cllr: Mrs L M Jones, M J Sheard
<b>Apologies:</b>	Cllr: C D Billingham,

\*Vice Cllr Billingham

**Opening**

26 The meeting opened at 8:00pm.

**Public Participation**

27 Four members of the public attended the meeting. Two spoke in opposition to W/21/1260.

**Declaration of Disclosable Interests**

28 None was declared

**Planning Applications**

29	<b>Application No:</b> W/21/1260
	<b>Description:</b> The erection of five detached dwellings and carports.
	<b>Address:</b> Land fronting Wasperton Lane Wasperton, CV35 8DT
	<b>Applicant:</b> Malvern Homes Limited
	<p><b>JPC Decision:</b> The JPC objects to this application on these grounds:</p> <p><b><u>Visual impact of the development</u></b> The proposal would replace views of open farmland, mature tree lines and buildings of historic design with views of large modern houses. These relate primarily to views from the village lane (particularly from the bend near the eastern end of the site), and from the churchyard and surrounding footpaths and properties.</p> <p><b><u>Effect of the development on the character of the neighbourhood</u></b> Wasperton village is notably characterised by housing of mixed design situated at irregular intervals along a winding lane, with a substantial open space (including the application site) at its centre. The proposed development would change this character to one in which the central part of the lane would be lined by an unbroken series of houses, mostly of modern design, on both sides.</p> <p><b><u>Loss of existing views from neighbouring properties.</u></b> Existing views across the site towards open farmland and heritage assets, especially from housing on the opposite side of the lane, would be severely affected.</p> <p><b><u>Character and appearance of the Conservation Area</u></b> The application site lies wholly within, and at the centre of, the Wasperton Conservation Area. The document describing the Conservation Area directly refers to the site as open space with 'important views' across it. These would be obliterated or severely modified by the proposal. Although there are modern properties as part of the mix elsewhere in the village, the design of the housing specified in the application is starkly out of character with the existing housing which lies within the Conservation Area.</p> <p><b><u>Adverse effects on the setting of Listed Buildings.</u></b> The village as a whole contains several listed buildings, all within a few hundred yards of the site. In particular the setting of St John's Church (Grade II) would be directly impacted by the proposal. The Conservation Area document specifically mentions the important view towards the tree</p>

	<p>belt running towards the church. This would be blocked by the proposal, and the new houses would be clearly visible from the churchyard.</p> <p><b>Compliance with Planning Policies.</b>  The Warwick District Local Plan (2011-2029) designates Wasperton as a Limited Infill Village, so provisions relating to Growth Villages (Policy H10) do not apply.  The application site lies outside the village infill boundary, and so is classified as Open Countryside. The application is for speculative self-build housing, not essential housing for rural workers, and does not therefore meet the requirements of Policy H12.  The site meets none of the location criteria listed as a) to e) in Policy H15 (Custom and Self-build Housing Provision).  As noted above, the proposals would cause significant harm to the Wasperton Conservation Area and the setting of St John's Church. Policy HE1 states that development will not be permitted unless there are substantial public benefits that outweigh such harm. Professional advice has been obtained on this matter and as a result it is believed that the public benefit arising from the self-build or custom nature of the proposal is greatly outweighed by the harm that would be caused by it.</p>
30	<p><b>Application No:</b> W/21/1192</p> <p><b>Description:</b> Erection of a single storey front extension, first floor side extension and a rear balcony.</p> <p><b>Address:</b> 3 Carter Drive, Barford, Warwick, CV35 8ET</p> <p><b>Applicant:</b> Dr J McMorran</p> <p><b>JPC Decision:</b> No objection</p>
31	<p><b>Application No:</b> W/21/1501</p> <p><b>Description:</b> Proposed relocation of approved pool house</p> <p><b>Address:</b> Manor Farm, Wasperton Road, Wasperton, Warwick, CV35 8EB</p> <p><b>Applicant:</b> A Dewhurst</p> <p><b>JPC Decision:</b> No objection</p>
32	<p><b>Application No:</b> W/21/1551</p> <p><b>Description:</b> Erection of a single storey rear extension.</p> <p><b>Address:</b> 1 The Cedars, Wasperton Lane, Barford, Warwick, CV35 8DW</p> <p><b>Applicant:</b> Dr F Ramadani</p> <p><b>JPC Decision:</b> No objection in general, but in particular the JPC would wish the new brickwork to match the old</p>
33	<p><b>Application No:</b> W/21/1609</p> <p><b>Description:</b> Erection of proposed two storey garage</p> <p><b>Address:</b> 32 Wellesbourne Road, Barford, Warwick, CV35 8EL</p> <p><b>Applicant:</b> Mr &amp; Mrs Taylor-Watts</p> <p><b>JPC Decision:</b> The JPC objects to this application on the following grounds:  1. The proposal brings forward the building line almost to Wellesbourne Road and occupies what has always been a green area of grass and trees in front of this group of houses that are set well back from the road. There are views from the proposed building back towards those properties. There is therefore an element of both overlooking and loss of privacy. The proposal would represent overdevelopment of the front of this site and mean a loss of garden land and of the open aspect of the neighbourhood.  2. The proposed building is bulky and unattractive and will have an adverse visual impact on the street scene. The design itself does not reflect any style in the Barford vernacular and appears ugly.  3. The proposed development will adversely affect the character of the</p>

	<p>neighbourhood which has to date benefited from the open aspect of land between this group of houses and Wellesbourne Road. Other properties in this group have front gardens which remain open up to the service road which fronts them and there is then open land to the East of that. This house and the one at the other end of this group have gardens which themselves reach to Wellesbourne Road. There is already development well in front of the building line on this specific site. This proposal will infill the front garden with development.</p> <p>4.The design is for a substantial building on what is already a well-developed site. Its bulk is not appropriate to what is currently a mix of an open and wooded area.</p> <p>5.The proposal is not in character with the existing development in this group. In it out-of-scale in that nothing this large has been developed this far forward of the building line. It appears to lack any reference to the Barford Village Design Statement, which says in particular:</p> <ul style="list-style-type: none"> <li>a.The starting point for an extension should be the overall form and individual components of the original dwelling. It should follow the established character of the dwelling, any properties in the immediate vicinity and the zone in which it is found.</li> <li>b. Large scale extensions are likely to harm the character and appearance of the area and should be avoided.</li> <li>c. Front extensions should normally stay on or behind the established building line of the dwelling, although this will be less important where existing properties are set well back from the road.</li> </ul> <p>6. On this last point previous extensions on this site have already moved the building line a considerable distance. This proposal would take it close to the Wellesbourne Road pavement line.</p> <p>7. There will be some loss of views from neighbouring properties.</p> <p>8. This part of Wellesbourne Road is within the Conservation Area. The development will adversely affect the character and appearance of the Conservation Area and the street scene along Wellesbourne Road.</p> <p>9. The development is sited opposite the important listed Barford House and wall. It will adversely affect the important street scene associated with the wall in particular.</p>
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**Closure**

34 There being no other items on the agenda the meeting was closed at 9:15pm

***The future of Barford Dovecote***

***A draft for discussion***



D F Warne  
v2  
27 September 2021

***Background to date***

The future of the dovecote off Church Lane came into sharp focus recently with a planning application from the Glebe Hotel, which proposed converting the dovecote into part of a domestic dwelling. It is a Grade II listed structure and recent advice suggests that it was built in the 18<sup>th</sup> century, pre-dating the rectory which is currently the Glebe Hotel.

Rarely seen because of the lack of public access is the internal upward view of the nesting ledges; this is illustrated below. A heritage consultant recently commented that the state of these nesting ledges and their near-completeness is unusual and reinforces the case for proper refurbishment and access by the public.





The dovecote is a treasured asset within Barford and is mentioned in the village heritage tour, although being on private land it is not directly accessible.

It stands in the grounds of the bungalow at 7 Church Lane, which is currently owned by Dr Sidhu of the Glebe Hotel.

Under the stewardship of the Glebe Hotel the dovecote was allowed at one stage to degenerate into an almost unrecoverable state.



This became so bad that in April 2016 residents began to press Historic England and Warwick DC for action and a site meeting was held. It was agreed that work was needed but no schedule of works was seen.

Over a year later in Summer 2017, work was started to clear the ivy, repoint the brickwork and take down the decorated bargeboards. In December 2017 the work was still not completed, the window frames, door frames and replacement bargeboards being missing.

After further chasing in 2018 for the work to be completed the windows and doors were fitted but not sealed and the bargeboards were replaced, but in thin pine and without any decoration.

In June 2018 residents made a further reminder that further work remained to be done, but nothing more was achieved and in December 2018 Warwick DC considered the work completed.

No further maintenance has been carried out since that time and the ivy is once more taking hold on the structure. In the process of cleaning the roof tiles during the refurbishment, two of the glass panes in the roof light were broken; these remain unreplaced and part of the framework is now broken.



Plans for the Glebe Hotel site together with 7 Church Lane, its land and the dovecote are currently uncertain, and a second planning application is anticipated.

In many ways the dovecote might be seen by its present owner as a liability, and this may be a good time to consider acquiring it for the village.

### ***Objectives from here on***

If this village asset is to be preserved for future generations to see, the key elements in a long-term plan for the dovecote should be as follows:

- (i) To stabilise the structure and prevent further deterioration
- (ii) To create a governance system for future management, security and sustainable maintenance
- (iii) To provide safe, controlled and rewarding access for the public

### ***Possible means and mechanisms***

In order to secure the future of the dovecote for the village a priority is to acquire ownership of the building and some land attaching to it, including means of access. The dovecote is not ideally situated and a plan for access needs careful consideration.

It is suggested that some form of general agreement or consensus for this proposal is obtained within the village through general engagement with residents, perhaps through an

event, and through discussion among the main village bodies, preferably led by the JPC, but also including Barford Heritage Group, Barford Residents Association, the WI and Barford Village Shop. Through this engagement it should be decided whether the proposal has general support and to invite suggestions for long-term governance.

Costs will be associated with the acquisition, possibly for the land and the dovecote but at least to cover the legal transfer process. Then there will be the cost of clearing the land within the proposed boundary, securing the boundaries and stabilising the structure. More significantly there is the long-term ongoing cost of maintenance. A preliminary specification for these works and an estimate of the costs should be made as part of the consultation process, in conjunction with one or two local builders. The process should then include exploration of the grant possibilities in order to establish overall feasibility.

Acquisition of the dovecote and associated land clearly depends in the first instance on agreement with the current owner of no 7 Church Lane, Dr Balwinder Singh Sidhu. The above consultation process should identify which body might adopt long-term governance and who should therefore approach Dr Sidhu to assess whether this acquisition might be possible and what the terms might be.

### ***Summary of proposed key stages***

- (i) develop this outline proposal further through discussion within the Heritage Group
- (ii) Heritage Group to hold exploratory discussion with the JPC and develop plans further, with ideas on governance; suggest that the JPC approaches Dr Sidhu to explore the terms on which the dovecote may be acquired
- (iii) suggest that the JPC develops a plan for wider consultation through the village to gauge general support, and identifies a viable means of governance, possibly through an appropriate entity, perhaps a trust
- (iv) appropriate entity to engage with at least two local builders on initial costs for security and stabilisation, and on longer-term maintenance costs, possibly including voluntary labour
- (v) appropriate entity to explore grant options and possibilities, and determine viability
- (vi) appropriate entity to approach Dr Sidhu with a proposal to acquire the dovecote and the land required for access and maintenance.