

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee
held in Barford Memorial Hall on Mon 13 Mar 23

Present:	Cllr T Merrygold, (Chairman) Cllr: J D Billingham, R Clay, G Jackson, M J Metcalfe, J V Murphy, Mrs R Newsome,
Apologies:	Cllr: Mrs L M Jones,

Opening

115 The meeting opened at 8:55pm.

Public Participation

116 No members of the public attended the meeting.

Planning Applications

117	Application No:	W/23/0150
	Description:	Installation of a solar farm consisting of bi-facial ground mounted solar photovoltaic (PV) panels, new access tracks, battery storage, underground cabling, perimeter fencing with CCTV cameras and access gates, 2 no. temporary construction compounds, substation and all ancillary grid infrastructure and associated works.
	Address:	Land North of A46, Sherbourne Hill, Sherbourne
	Applicant:	NS Solar 03
	JPC Decision:	The JPC objects to this application. See Comments below.

Solar Farm Objection Comments. 13 March 2023

This is a resubmission of previous application W/22/0997, which at the time the Barford Sherbourne & Wasperton Joint Parish Council submitted a neutral response. Although the JPC accepts the current Climate Emergency and the need to decarbonise energy production and the principle that solar power generation is one of the ways to achieve this, it was felt that were too many issues and unanswered questions for it to be supported. With this resubmission it is not believed that those previous issues have been adequately addressed so again cannot support it.

In addition to this there has been another planning application W/22/0548 for solar panels to be installed on adjacent fields in the area between the A46 and the M40 northbound. This application was refused on a number of grounds, the key ones relating to the fact that all this land to the north of A46 for both applications is not just good quality arable farming land but is all Green Belt.

The main reasons given by WDC for refusing W/22/0548 were as follows:

It is considered that the proposal represents inappropriate development, which is harmful by definition. There would be substantial harm to openness in visual and spatial terms. **It is not considered that there are very special circumstances which exist which clearly outweigh the harm to the Green Belt**, items of archaeological importance, protected species, biodiversity, drainage, highway safety and flood risk.

In the opinion of the Local Planning Authority the development would not harmonise well with the rural character of the area, providing utilitarian infrastructure which is out of keeping within the rural setting. Mitigation of the development would take years to establish leading to significant harm to landscape character in the short term, and even once established, it would not fully mitigate the harmful impact which the development would have on this agricultural land. The development would appear out of keeping and harmful, particularly from elevated positions along the highway network. The development would result in a sense of urbanisation in this rural location, extending urban-style development from the contained boundaries which current separate the site from the more built-up areas to the east and northeast.

Taking that Refusal together with all the concerns the JPC can no longer remain neutral, and objects to this application for the reasons given above.

Notifications

118	Application No:	W/22/1508
	Description:	Construction of two dwellings, associated garages and new access to Vicarage Lane
	Address:	Land at Sherbourne Priors, Vicarage Lane, Sherbourne, CV35 8AB
	Applicant:	OISE Holdings Ltd
	JPC Decision:	The JPC objects to this application for these reasons: Adverse impact on the Conservation Area The addition to an already overloaded sewerage system Loss of trees Narrow lane restricting access requires traffic control measures If, notwithstanding these reasons, permission is granted, the JPC wishes it to have a restrictive covenant to preclude future development of the site.
	WDC Decision:	Refused

119	Application No:	W/22/1817
	Description:	Demolition of existing pool house and erection of replacement pool house and provision of new retractable pool cover.
	Address:	The Dovecote, Vicarage Lane, Sherbourne, Warwick, CV35 8AB
	Applicant:	Ms Peta Wilkinson
	JPC Decision:	The JPC supports the Conservation Officer's objection
	WDC Decision:	Granted

Closure

120 There being no other items on the agenda the meeting was closed at 9:10pm