

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee
held in Barford Memorial Hall on Thu 29 Aug 24

Present:	Cllr J V Murphy (Chairman) Cllr: J D Billingham, R Clay, Mrs S Jarratt, T Merrygold, Mrs L Wallis
Apologies:	Cllr J T Barrott, Cllr R Newsome, Cllr M J Sheard

Opening

31 The meeting opened at 7:30pm.

Declaration of Disclosable Interests

32 Cllr Tony Merrygold declared Disclosable Pecuniary Interest in the Black Barn application (W/24/0891) and left the meeting

Applications

33	Application No:	W/24/0983
	Description:	Erection of single storey side and rear extensions, alterations to fenestration, black composite cladding.
	Address:	Bluff Edge, Barford Road, Barford, Warwick CV35 8BZ
	Applicant:	Guy
	Decision	NO OBJECTION

34	Application No:	W/24/1089 AG
	Description:	Prior approval notification for the erection of an agricultural building for the storage of livestock feed and agricultural equipment.
	Address:	Middle Watchbury Farm, Wasperton Lane, Barford, Warwick CV35 8DH
	Applicant:	Diane Hadley
	JPC Decision:	NO OBJECTION

35	Application No:	W/24/0907
	Description:	Replacement of gate to entrance of house
	Address:	Debden Hollow, Barford Road, Barford, Warwick CV35 8BZ
	Applicant:	Mr John Cooper
	JPC Decision:	NO OBJECTION

36	Application No:	W/24/0891
	Description:	Prior approval under Part 3 Class Q for the change of use of an agricultural building into three residential dwellings (C3) and associated operational development under Class Q parts (a) and (b) of the General Permitted Development Order (GPDO)
	Address:	Agricultural building at Sherbourne Farmhouse, Vicarage Lane, Sherbourne, Warwick CV35 8AB
	Applicant:	Rainer Developments Ltd
	JPC Decision:	THE JPC OBJECTS TO THIS PROPOSAL The JPC does not believe that this proposal qualifies for determination under Part 3 Class Q on the following grounds:

	1. This is NOT an “established agricultural unit” as defined in Para X of part 3 of the GPDO as it has not been (solely) in such use on or before the relevant qualifying date of 20 March 2013. This building has been in exclusive EQUINE use since before that date. 2. Reference to Stratford-on-Avon DC’s refusal of Case 20/03728/COUQ Cross Leys Farm and subsequent Dismissal of Appeal ref APP/J3720/W21/3271706 would support this contention. 3. Building operations required to “convert” this building to function as a dwelling house are in excess of those “reasonably necessary” as defined in paragraph 105 of the PPG which seeks to clarify the scope of Class Q. Given that once the lean-to extensions are removed the residual shell will have no walls, no floor, no foundations and no services and hence cannot be construed as “suitable for conversion”. 4. Reference to “The Hibbert Case”, refused by Rushcliffe BC, dismissed at appeal and later quashed by the High Court would confirm that given the similarities of situation this application should not be considered as a conversion under Class Q. Beyond the debate about whether this proposal should be determined under Class Q, the JPC comments: 1. Whilst technically outside the Sherbourne Conservation Area such a development would neither maintain nor enhance the SCA and residential development on this site would positively detract from the essential rural setting. 2. Residential development on this site would detract from Protected Views across this site. 3. Vicarage Lane is a narrow lane without pavements and the increased traffic, access and egress would be a safety concern. 4. Suggested on-site parking is minimal for the proposed dwellings and would inevitably lead to resident and/or visitor parking on the narrow carriageway with potential danger given the narrow and twisting nature of the lane. 5. Under the Warwick Local Plan the village of Sherbourne is appropriately labelled as a Limited Infill Village due to the very limited facilities which exist. For all of the above reasons the JPC believes that any proposal for this site must be in the form of a FULL Planning Application.
--	---

Closure

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