

BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee
held in Barford Memorial Hall on Mon 13th January 25

Present:	Cllr J V Murphy (Chairman) Cllr: J T Barrott, J D Billingham, R Clay, H Gadsden, T Merrygold, Cllr: B Ranner (substitute for Cllr Sheard)
Apologies:	Cllr: Mrs S Jarratt, Mrs R Newsome, M J Sheard

Opening

58 The meeting opened at 9.30pm.

Declaration of Disclosable Interests

59 Cllr Tony Merrygold – Item 65 Neighbouring land
Cllr Mrs R Newsome – Item 65 Neighbouring Land

Public Participation

60 None

Applications

61

Application No:	W/23/1178
Description:	Proposed residential development of 34 dwellings and associated works. (Revision from 33 to 34 units through subdivision of Plot 27 into 2 x maisonettes for affordable housing)
Address:	Land South of, Westham Lane, Barford
JPC Decision:	Objections stand – copy of original objections resubmitted – see appendix 1

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Application No:	W/24/1616
Description:	Alterations to the vehicular entrance gate and resurfacing of driveway.
Address:	Little Watchbury, 12 High Street, Barford, Warwick, CV35 8BU
Applicant:	Mr Greenwood
Decision:	No objection

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Application No:	W/24/1617 LB
Description:	Alterations to the vehicular entrance gate and resurfacing of driveway.
Address:	Little Watchbury, 12 High Street, Barford, Warwick, CV35 8BU
Applicant:	Mr Greenwood
Decision:	No objection

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Application No:	W/24/1649
Description:	Alterations to frontage to provide wheelchair access to include a new entrance door with access threshold, external landing steps and inclined path and the removal of a raised planting bed and construction of a tarmac drive and dropped crossing and erection of a 1.8m slatted timber bound boundary fence and double gate.
Address:	6 Avon Close, Barford, Warwick CV35 8BX
Applicant:	Miss L Quanbrough
Decision:	No objection

	W/24/1501
Description:	Proposed part demolition of existing agricultural building (lean-to on southeast elevation)
Address:	Agricultural Building, Land at Vicarage Lane, Sherbourne, CV35 8AB
Applicant:	C/O Grant Stevenson
Decision:	The Joint Parish Council OBJECTS to demolition as we are concerned that this is simply a strategy to achieve Class Q exemption and hence permit redevelopment of the main part existing agricultural building, which is outside the Sherbourne Conservation Area. Additionally, we note that the current application W/24/1501 deliberately omits to relate itself to W/24/0891, which refers to this same site and was REFUSED on the grounds that the currently targeted extension was within the Sherbourne Conservation Area.

66 Notifications of Decisions Received

66.1 Application No: W/24/0849

Description: Proposed erection of a single-storey rear infill extension and conversion of existing linked outbuilding to residential use.
Address: 32 Stratford Road, Sherbourne, Warwick CV35 8AH
Applicant: Mr K Bailey
Decision: GRANTED in accordance with application submitted 16/09/24

66.2 Application No: W/24/1503

Description: Replacement of existing 2.0m tall rear boundary close boarded fence with a 2.4m tall close boarded fence.
Address: Larch Tree House, 5 Westham Lane, Barford, Warwick CV35 8DP
Applicant: PCS Ltd
Decision: WITHDRAWN

66.3 Application No: W/24/1386

Description: Erection of single storey rear extension and installation of flue.
Address: 15 Wasperton Road, Wasperton, Warwick. CV35 8EB
Applicant: Mrs K Matthews-Male
Decision: GRANTED

67 Discharge of Conditions

67.1 Application No: W/22/1407

Amendments: Summary
All working hours on weekdays will be as per latest CEMP. (Not on Sundays)
All deliveries will be from Church Street only.
No working on Sunday's or Bank Holidays with only 09.00 - 13.00 hrs on Saturdays.
All deliveries will be off Highway and on site and only during 09.30 -15.00 hrs
All radio's etc will be monitored preserving the local community.
Contact will be made to the Church making sure no Machinery or Noise will be operative during any services of Funerals / Weddings etc that may take place during weekdays.
Site Constraints Plan correct to 'Temporary Protective Barrier' as per Godwins report

Closure

68 There being no other items on the agenda the meeting was closed at 9.55pm.

Appendix 1

W/23/1178 Proposed residential development of 33 dwellings and associated works at Land South of Westham Lane, Barford

Barford, Sherbourne & Wasperton Joint Parish Council OBJECTS to this proposal on the following grounds:

1 – Highway and access issues both during and post construction. The site (colloquially tagged as Bremridge 3) is at the bottom of a long and tortuous cul-de-sac which passes through Bremridge Close (colloquially tagged as Bremridge 1) from Wellesbourne Road. The first part of the cul-de-sac is particularly narrow and caused considerable problems during the most recent phase of development of this site (colloquially tagged as Bremridge 2).

If completed – **giving over 170 houses on this cul de sac** - there will be a significant increase in traffic – resident cars and service vehicles – constantly passing through the narrow with consequential traffic danger and environmental impacts of noise and pollution.

Construction access THROUGH Bremridge Close is totally unacceptable and impractical as proven during the construction of the Bremridge 2 phase.

The proposed access directly off the A429 is very dangerous. This is a very busy road and despite a 50mph limit, speeds are often much higher. Access from and to Westham Lane (west) is often difficult in a car, let alone a construction truck, as is pedestrian crossing when travelling along Westham Lane from the East side to the West.

We note that the proposal is for LEFT turns into and out of such an A429 access and in the event that such a proposal is approved it must be **conditioned to prohibit traffic turning back in to Barford village if wishing to travel North**. Inevitably drivers will chance their arm and turn right out of the site. It should be noted that the two village accesses to Barford Bypass are already very difficult at peak times and have been the sites of multiple accidents (including one this very evening, witnessed by a JPC member, en route to this meeting) and also some fatalities.

Why, yet again, have WCC Highways been so slow to comment on the highways aspects of this application? The situation was similar with the previous (Bremridge 2) stage and the consequences were that the application was approved with very severe consequences for the Bremridge 1 residents. If this arrangement is approved there will be far more residents to suffer traffic issues both during and after construction.

2 – Lack of local need. Having received a very significant number of extra houses over the recent years there is no perceived need for further houses in the parish – the latest HNS showed only about a dozen houses being required in the parishes, against about 80 delivered. An updated HNS is currently being devised and is expected to produce similar lower figures yet again.

3 – Westham Lane – is an unadopted road in vague/contested ownership and extremely poor condition with grossly overgrown hedges. Any proposal to use it for vehicular site access is unacceptable and would cause further and considerable damage.

It is noted that the applicant intends to put private drainage along Westham Lane to join the main sewer near Wellesbourne Road. We are not sure that this is legally possible or deliverable.

4 – Full CMP details are needed before any approval is considered. During the construction of Bremridge 2 the CMP required banksman controls at Wellesbourne road and no HGV access into the cul-de-sac and there were still problems and non-compliance within the site. The latest CMP details are garbled and confused with no clarity as to what exactly is proposed or required – are they gambling on one or both access proposals or have they submitted their document before completion – please clarify

5 – Environmentally the site is unsuitable for residences on account of its proximity to Barford Bypass and there would need to be extensive noise mitigation to render such homes safely habitable. The proposed acoustic barriers are not adequate for modern day standards.

The situation will be worsened by the potential for mineral extraction at Barford/Wasperton Farm Quarry with associated dust, noise and traffic.

Loss of more green space and hedgerows will diminish biodiversity in the area and cannot be compensated for on site.

6 – The location of the proposed play area at the very end of the cul-de-sac was sub-optimal and it has been removed. Its replacement by offering the site compound/carpark as a small village green is not adequate compensation and further Open Space provision should be required. The developer having chosen to omit the play area equipment should make a suitable s106 contribution to the JPC to supplement/maintain the King Georges Field site, as has happened with other development in recent years.

7 – We note that WCC suggests a Rights of Way contribution – The JPC suggests that this should be directed to the JPC, towards completing the renewal of the re-surfacing of the Public Footpath W96a, adjacent to the new Barford Youth and Community Centre.

8 – Barford Youth & Community Centre – is currently being built – If this application is approved there will be an increased demand for this BYCC facility and a s.106 contribution would be appropriate

9- This site was not included, indeed deliberately EXCLUDED, in the **Barford Neighbourhood Development Plan** but was included unilaterally by WDC officers, without consultation, in the final stages of developing the WDC Local Plan. The Local Plan taking primacy in this case is not logical as the proposed site is fundamentally unsuitable for development for all the reasons above.