BARFORD SHERBOURNE AND WASPERTON JOINT PARISH COUNCIL

Minutes of the Meeting of the Planning Committee
held in Barford Memorial Hall on Mon 14th September 26

Present:	Cllr J V Murphy (Chairman) Cllrs: J D Billingham, R Clay, M J Sheard, T Merrygold, J T Barrott, Mrs S Jarratt
Apologies:	H Gadsden, Mrs E Crow, Mrs R Newsome

202 Opening
The meeting opened at 8.50 pm.

203 Declaration of Disclosable Interests
Cllr Tony Merrygold declared an interest in agenda item 205.1, as his property is adjacent to the land at Vicarage Lane, Sherbourne and left the meeting prior to discussion of the application.

204 Public Participation
0 members of the public present

205 Applications

205.1

Application No:	**W/26/1133 AG**
Description:	Prior approval under the General Permitted Development Order 2015 (as amended) (GPDO) Part 3, Class Q for change of use of an agricultural building into three residential dwellings (Use Class C3) and associated operational development under Class Q parts (a) and (b) GDPO
Address:	Land at, Vicarage Lane, Sherbourne
Applicant:	G Stevenson
Decision	THE JPC OBJECTS TO THIS PROPOSAL We reiterate our original comments of the previous submission. 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. In addition to the previous comments: The sewage facilities are inadequate causing floods in Church Road. Further development would increase the current problems of sewage spill. Please refer to the two current objections from Dr Adam Griffiths dated 8th September 26 and Mr John Landman 20th August 26 Please also refer to the objection on the previous application from Mr Tony Merrygold dated 24th August 24 **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

206 There being no other items on the agenda the meeting was closed at 9.30pm.