

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held remotely, commencing 7pm, on Thursday 20 August 2020

PRESENT: Councillor J A Dearing (Chair)

Councillors: P Austin, R J Barry, A G Chalmers, M F Coker, S A Cooke, A M Dearing, K S Dickson, T J Drew, A J Firth, G D Hyde, P J Jones.

Deputy Town Clerk: N A Eaton

No members of the public was present; the press was not represented.

P.198 APOLOGIES

Councillors: A W Milton, J E P Worrall

P.199 DECLARATIONS OF INTEREST

K S Dickson	W/20/0892	Applicant Known	Personal
J A Dearing	W/20/1055	Applicant known	Personal
A M Dearing	W/20/1055	Applicant known	Personal
P J Jones	W/20/1055	Applicant known	Personal

Councillors A M Dearing, J A Dearing, K S Dickson, made a declaration of personal interest in relation to W/20/1068 (Members of WDC).

P.200 MINUTES

The Minutes of the Planning Committee held on 30 July 2020 were moved, seconded, and approved.

P.201 MATTERS ARISING

None

NEW MATTERS

P.202 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

Consideration of Applications.

It was RESOLVED that:

Warwick District Council (WDC) be advised as stated in respect of the following applications:

<u>Reference</u>	<u>COMMENT</u>
Application No: W/20/0892 LB Description: Restoration and replacement of windows and external doors. Address: 12-19 Castle Green, Kenilworth, CV8 1NE	Members COMMENTED that whilst having no reason to object, the highest achievable energy efficiency standard should be specified in any approval, specifically including consideration of secondary glazing. In addition, any hardwood used should be Oak or similar and not from tropical imported sources.
Application No: W/20/0957 Description: Demolition of existing garage, erection of a 1.5 storey rear extension and rear dormer roof extension to facilitate a loft conversion, erection of a brick boundary wall along the southern boundary. Address: 35 Offa Drive, Kenilworth, CV8 2GZ	Members COMMENTED that whilst having no reason to object, they assumed Officers will check for compliance with the Residential Design Guide in respect of – • The 45^o rule • The rear Dormer, including proximity to the ridge line • Replacement of the party garage wall with a new wall • Direction of slope of the proposed extension roof
Application No: W/20/1004 Description: Proposed loft conversion with front and rear dormer additions Address: 8 Avon Road, Kenilworth, CV8 1DH	Members OBJECTED to this proposal. The property is on a prominent site. The proposed dormers, particularly having regard to their proximity to the ridge line, will be clearly visible from the street. This objection was considered a material consideration, in contravention of relevant Planning Policy, specifically including the Residential Design Guide (section 8).
Application No: W/20/1049 LB Description: Proposed repairs and painting to external render. Address: Wootton Grange Farm House, Warwick Road, Kenilworth, CV8 1FE	The Town Council has no reason to object to this application.
Application No: W/20/1055 Description: Construction of two detached dwellings and ancillary site works. Address: Hobournes, Upper Spring Lane, Kenilworth, CV8 2JR	Members OBJECTED to this proposal for the following reasons: • The Planning Committee Objected to previous applications related to this proposed development. In assessing the revised application, the Planning Committee continued to be strongly guided by WDLP Policy H1 that states that 'development on garden land will not be permitted unless it reinforces, or harmonises with, the established character of the street and/or locality and respects the surrounding buildings in terms of scale, height, form and massing'. The view of members is that the application fails to meet these stipulations and should therefore not be permitted, especially as the site sits within a Conservation Area which has the aim of preserving and retaining the character of the area. The notes below inform upon this view.

	• Characterised by its semi-rural nature and low density housing, the end of Fieldgate Lane provides a gradual change between urban and rural landscape, with wooded areas providing an important part. The proposed large-scale loss of mature trees, loss of substantial garden and an increase in housing density will be significantly detrimental to the public amenity, landscape and streetscene within a Conservation Area. • This application is considered to constitute overdevelopment of a site within a Conservation Area. Dwellings in Fieldgate Lane are typically large, detached buildings within large gardens well set back from the road. Members specifically noted that the footprint of this proposal appears to be larger than a previously withdrawn application. In addition, rear windows to one of the proposed dwellings appear to be within 22 metres of the existing property contravening RDGs. • The Planning Committee notes the significant number of impressive written objections from local residents. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13 (General Design Principles), KP 13(S) (Design Management in Upper Spring Lane and Tainters Hill), the Warwick District Local Plan policies H1 (Directing New Housing), BE1 (Layout and Design), HE2 (Conservation Areas) and associated guidance (Kenilworth - Guide to Conservation Areas). In addition to these objections, Members made the following COMMENTS: The existing single storey dwelling was built on land previously designated as Green Belt. Planning at that time was granted on the basis that the bungalow stands in the middle of a large site in order to minimise its impact on the open character of the (then) countryside and Green Belt. No information was apparent on any required sustainable drainage systems (SuDS) for managing surface water. Members noted the high number of car parking spaces shown on this application (15)
Application No: W/20/1068 Description: Single Storey Side & Rear Extension Address: 38 Rawnsley Drive, Kenilworth, CV8 2NX	The Town Council has no reason to object to this application.

Application No: W/20/1073 Description: Proposed re roofing over the garage. An amendment to the approved roof layout approved under W14/1104. Address: 59 Farmer Ward Road, Kenilworth, CV8 2DJ	Members COMMENTED that whilst having no reason to object, they noted that this proposal may obscure a window in the apex of a neighbouring property.
Application No: W/20/1084 LB Description: Alterations to existing side extension & interior of existing house including identified repair works to external fabric. Address: 9 Castle Green, Kenilworth, CV8 1NE	The Town Council has no reason to object to this application.
Notification No: W/20/1108 Description: Prior approval for proposed change of use building from Office use (B1a) to residential use (C3) under schedule 2, Part 3, Class O of the GPDO 2015. Address: Abbotsfield House, 43 High Street, Kenilworth, CV8 1QU	The Town Council has no reason to object to this application.
Application No: W/20/1126 Description: Erection of an out-building to be used as a summer house Address: High House, Upper Ladyes Hills, Ladyes Hills, Kenilworth, CV8 2FB	The Town Council has no reason to object to this application.
Application No: W/20/1127 LB Description: Erection of an out-building to be used as a summer house Address: High House, Upper Ladyes Hills, Ladyes Hills, Kenilworth, CV8 2FB	The Town Council has no reason to object to this application.
Application No: W/20/1158 Description: Erection of a single storey side extension and a pitched roof over existing single storey rear extension. Address: 3 Dalehouse Lane, Kenilworth, CV8 2HW	The Town Council has no reason to object to this application.
Application No: W/20/1159 Description: 2nd Floor side bedroom addition and single-storey rear	The Town Council has no reason to object to this application.

kitchen/dining extension (Granted 0461) Render at first floor. Address: 18 Mayfield Drive, Kenilworth, CV8 2SW	
Application No: W/20/1168 Description: Proposed single storey front extension and internal alterations. Address: 19 Towers Close, Kenilworth, CV8 1FG	Members COMMENTED that whilst having no reason to object based on material considerations, this proposal to replace doors and windows should take regard for the character and style of a well-established 'Sunshine homes' streetscene. The forward-facing roof light was considered particularly incongruous.
Application No: W/20/1174 Description: Erection of a single storey rear extension, single storey front extension, porch extension, installation of 2 solar panels to front roofslope, hardstanding to create 1 additional parking space. Address: 2 Casita Grove, Kenilworth, CV8 2QA	The Town Council has no reason to object to this application.
Application No: W/20/1198 Description: Proposed erection of part two storey part single storey rear extension to the rear of the house and associated internal alterations. Address: 21 Birches Lane, Kenilworth, CV8 2AB	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residential Design Guide. Concern was expressed at the roof line to the extension, which did not appear subservient to the main house.
Application No: W/20/1216 Description: Erection of a two storey side extension Address: 8 Bodnant Way, Kenilworth, CV8 2PN	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residential Design Guide. Concern was expressed at the roof line to the extension, which did not appear subservient to the main house. In addition, the two storey extension did not appear to be 1 metre from the boundary.
Application No: W/20/1232 Description: Proposed erection of two storey rear extension and fenestration revisions to existing rear elevation. Proposed flat roof dormer as part of loft conversion. Address: 108 Clinton Lane, Kenilworth, CV8 1AX	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residential Design Guide. Specifically with respect to the 45° rule and also the proximity of the dormer roof to the ridge line.

In addition, the following Environmental Impact Statement would be submitted, in respect of the stated applications (to apply where approval is granted);

W/20/0957, W/20/1004, W/20/1068, W/20/1073, W/20/1158, W/20/1159, W/20/1168, W/20/1174, W/20/1198, W/20/1216, W/20/1232.

With reference to the WDC Local Plan policy SC0 “Sustainable Communities” and the Kenilworth Neighbourhood Plan policy KP15 “Environmental Standards of New Buildings”, Kenilworth Town Council requests that the applicants address matters relating to the environmental impact of the development with the aim of the resulting property, in its entirety, having an improved energy efficiency and water efficiency, where affected, compared to the existing property.

P.203 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Agenda Items. Members considered the material reviewed during this meeting, and in respect of the agenda applications listed above it was:

RESOLVED that should representation be invited in respect of any of the applications considered within Item P.202 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

The Chair reported that at PLANNING COMMITTEE: 11 August 2020, W/19/1200 - Land at South Crest Farm was withdrawn from the agenda by Officers.

P.204 APPEALS - DECISIONS AND NOTIFICATIONS

None Received.

P.205 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates.

(1). Contrary Decisions.

None

(2). Withdrawals.

None

(3). Others.

None

P.206 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

The Chair reported on the published White Paper from the Ministry of Housing, Communities and Local Government -
Consultation on changes to planning policy and regulations.

This was a complex consultation requiring detailed analysis. In order to formulate a KTC response, the following process was agreed -

This consultation will last until Thursday 29 October.
(12 weeks from 6 August 2020).

Members to send any responses by email direct to Councillor J Dearing.
These to be received by 21 September.

Councillor Dearing will then prepare a draft response for final consideration at the Planning Committee on 01 October.
Publication date for this meeting is 25 September. This draft will be a members only document at this stage.
This Planning Committee is stand alone, allowing time for detailed discussion.

P.207 NEXT MEETING

It was NOTED that the next scheduled meeting will be held remotely on Thursday 10 September 2020, following the meeting of the Town Council, which starts at 7pm.

The meeting concluded at 8.10 pm.

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Signed:

Dated: