

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7.00 pm, on Thursday 19 August 2021

PRESENT: Councillor K S Dickson (Chair)

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

Deputy Town Clerk: N Eaton

Two members of the public were present.

P.377 APOLOGIES

Councillor: A W Milton

P.378 DECLARATIONS OF INTEREST

K S Dickson	W/21/0909	Applicant known	Personal
J A Dearing	W/21/0935	Applicant known	Personal
J A Dearing	W/21/0991	Applicant known	Personal

Councillors A M Dearing, J A Dearing and K S Dickson, , made a general declaration of personal interest in relation to any items regarding Warwick District Council.

P.379 MINUTES

The Minutes of the Planning Committee held on 29 July 2021 (subject to minor typographical amendment) and the Planning Working Group held on 03 August 2021 were moved, seconded, and approved.

P.380 MATTERS ARISING

None.

NEW MATTERS

P.381 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

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/21/0169 Description: Demolition of existing sports centre and erection of new sports centre and Scout and Guide Headquarters with associated parking and landscaping Address: Castle Farm Sports Centre, Fishponds Road, Kenilworth, CV8 1EY	Members DEFERRED consideration of this application, until a remote Planning Working Party, to be held on Thursday 26 th August, commencing 7pm.
Application No: W/21/0466 Description: Erection of proposed two storey rear extension and erection of rear box dormer. Proposed rendering of existing front elevation and proposed side and rear elevations. Address: 86 Clinton Lane, Kenilworth, CV8 1AX	The Town Council has no reason to object to this application.
Application No: W/21/0756 Description: Application for variation of Condition 2 of planning permission ref: W/81/1223 (Change of use of ground floor from shop to Fish and Chip Shop) to change the opening hours to 12:00 and 23:00 Monday to Thursday, 12:00 and 23:30 Friday and Saturday and 17:00 – 23:00 on a Sunday and description of premises to hot food take away. Address: Hong Kong Garden, 6 Oaks Precinct, Caesar Road, Kenilworth, CV8 1DP	Whilst having no reason to object, Members expressed concern over opening hours, specifically on Sundays. As a minimum, Sunday trading should be restricted to 22.30. The premises are closely adjoined by residential properties and trading hours should be carefully considered in the interests of the amenities of the area. Members were mindful of opening hour restrictions set as a condition in a previous application (W/20/0453).
Application No: W/21/0549 Description: Erection of 2 No. workshops (Use Class B1) Address: Unit 2, Common Lane, Kenilworth, CV8 2EL	The Town Council has no reason to object to this application.
Application No: W/21/0720 Description: Proposed replacement of existing timber frame windows to white uPVC windows. Address: 65 Warwick Road, Kenilworth, CV8 1HN	The Town Council has no reason to object to this application.

Application No: W/21/0750 Description: Proposed erection of two storey side and rear extension. Address: 35 Barrow Road, Kenilworth, CV8 1EG	Whilst having no reason to object, Members noted the concern of neighbours regarding overlooking, which should be acted upon.
Application No: W/21/0792 Description: Proposed front porch extension with associated roof alterations and single storey rear extension. Address: 5 Leyes Lane, Kenilworth, CV8 2DD	The Town Council has no reason to object to this application.
Application No: W/21/0793 Description: Proposed erection of single storey rear extension and new rear bay window. Address: 47 Birches Lane, Kenilworth, CV8 2AG	The Town Council has no reason to object to this application.
Application No: W/21/0866 Description: Proposed erection of first floor side extension. Proposed erection of front porch. Proposed garage conversion. Proposed erection of single storey rear extension to replace existing conservatory. Address: 83 Rounds Hill, Kenilworth, CV8 1DW	The Town Council has no reason to object to this application.
Application No: W/21/0872 Description: Proposed erection of first floor front extension. Address: 53 Blackthorn Road, Kenilworth, CV8 2DS	The Town Council has no reason to object to this application.
Application No: W/21/0901 Description: Erection of proposed single storey side and rear extension. Proposed rendering of single storey side and rear extension. Erection of proposed front timber fence and landscaping. Address: 4 Hyde Road, Kenilworth, CV8 2PD	The Town Council has no reason to object to this application.
Application No: W/21/0903 Description: Erection of a single storey rear extension. Address: 44 The Square, Kenilworth, CV8 1EB	The Town Council has no reason to object to this application.
Application No: W/21/0905	The Town Council has no reason to object to this application.

Description: Erection of proposed single storey rear extension. Address: 9 Barrow Road, Kenilworth, CV8 1EG	
Application No: W/21/0909 Description: Erection of proposed single storey rear extension replacing existing conservatory. Proposed internal alterations. Erection of proposed rear 2 metre fence and new rear brick wall. Address: 23 Randall Road, Kenilworth, CV8 1JX	The Town Council has no reason to object to this application.
Application No: W/21/0916 Description: Erection of single storey rear extension. Address: 17 Windy Arbour, Kenilworth, CV8 2AT	The Town Council has no reason to object to this application.
Application No: W/21/0935 Description: Proposed erection of single storey rear extension. Address: 132 Albion Street, Kenilworth, CV8 2FZ	Whilst having no reason to object, Members commented that the 45 degree rule should be checked for compliance.
Application No: W/21/0944 Description: Proposed front porch, rear two storey extension, internal remodelling & front bin & cycle stores (on brick). Address: 20 Randall Road, Kenilworth, CV8 1JY	The Town Council has no reason to object to this application.
Application No: W/21/0991 Description: Proposed erection of first floor front extension including render to front elevation. Address: 15 Wordsworth Drive, Kenilworth, CV8 2TB	The Town Council has no reason to object to this application.
Application No: W/21/0998 Description: Proposed erection of part two storey, part single storey rear extension. Address: 102 Clinton Lane, Kenilworth, CV8 1AX	Whilst having no reason to object, Members noted the concern of neighbours regarding retention of the party wall, which should be acted upon.
Application No: W/21/1005 Description: Application for a replacement roof over the existing rear conservatory and the erection of a rear box dormer.	The Town Council has no reason to object to this application.

Address: 22 Windy Arbour, Kenilworth, CV8 2AS	
Application No: W/21/1009 Description: Erection of a single storey front extension and first floor rear extension. Address: 53 Birches Lane, Kenilworth, CV8 2AG	The Town Council has no reason to object to this application.
Application No: W/21/1017 Description: Erection of a single storey side extension Address: 28 Cashmore Road, Kenilworth, CV8 2SJ	The Town Council has no reason to object to this application.
Application No: W/21/1033 Description: Erection a single storey side extension to rear, second floor extension to rear wing to facilitate a loft conversion, installation of new and replacement windows and rooflights. Extension to lightwell. Address: 3 Lower Ladyes Hills, Kenilworth, CV8 2GN	In the light of the Heritage Statement, the Town Council has no reason to object to this application.

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

W/21/0750, W/21/0792, W/21/0793, W/21/0866, W/21/0872, W/21/0901, W/21/0903, W/21/0905, W/21/0909, W/21/0916, W/21/0935, W/21/0991, W/21/0998, W/21/1005, W/21/1009, W/21/1017, W/21/1033.

Environmental comment for extensions:

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.382 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.381 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 reminded Members that the following major applications are due to be considered by WDC Planning Committee on 14th and 15th September –

W/20/2020 Land at Thickthorne

W/21/0169 Castle Farm Sports Centre

W/21/0170 Abbey Fields Swimming Pool

Members NOTED this update.

P.383 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.384 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

(1) Contrary Decisions

None.

(2) Withdrawals.

None.

(3). Others.

None.

P.385 CORRESPONDENCE & SPECIAL MATTERS

W/20/2020 Land at Thickthorn

The Chair reminded Members that a summary of the briefing held on 02 August with the Developer has been circulated. This was prepared by Dan Charles, Planning Officer, who invites any comments.

Members NOTED the contents but did not wish to make any further comments.

P.386 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 09 September 2021, following the Meeting of the Town Council.** In addition, a Planning Working Group will take place remotely **on Thursday 26 August 2021, at 7.00pm.**

The meeting concluded at 7.35 pm.

Signed:

Dated: