

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8:55 pm, on Thursday 07 April 2022

PRESENT: Councillor K S Dickson (Chair)

Councillors: R J Barry, A G Chalmers, M F Coker, A M Dearing, J A Dearing, G D Hyde, R J Spencer.

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

No Members of the Public were present.

P.491 APOLOGIES

Councillors: P Austin, S Cooke, A Firth, P Jones, A Milton.

P.492 DECLARATIONS OF INTEREST

K S Dickson W/22/0515 Applicant Known Personal

P.493 MINUTES

The Minutes of the Planning Committee held on 17 March 2022 were moved, seconded, and approved.

P.494 MATTERS ARISING

The Chair read a supportive response from Sandip Sahota, Business Manager – Development Manager, WDC concerning changes to inclusion of permitted development on planning application consultations (minute P.488 refers).

Members noted this update.

NEW MATTERS

P.495 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/22/0159 Description: Creation of 2no. additional 1-bed flats through internal reconfiguration (no external	Whilst having no reason to object, Members commented that the adequacy of car parking provision should be carefully assessed, having regard to the Parking Standards SPD. In addition,

changes proposed) and proposed conversion of the site office and assisted bathroom to form a new consultation space/meeting room. Address: Montpelier House, Southbank Road, Kenilworth, CV8 1LA	Members regretted the loss of supported living accommodation in the Town.
Application No: W/22/0354 Description: Erection of first floor front extension to include cat slide roof and dormer window, with alterations to front elevation including porch extension, replacement windows and doors, garage conversion and rendering. Address: 41 Amherst Road, Kenilworth, CV8 1AG	Whilst having no reason to object, Members commented that the adequacy of car parking provision should be carefully assessed, having regard to the Parking Standards SPD.
Application No: W/22/0448 Description: Erection of proposed single storey rear extension. Erection of two storey side extension. Erection of first floor rear extension. Address: 14 Queens Road, Kenilworth, CV8 1JQ	The Town Council has no reason to object to this application.
Application No: W/22/0461 Description: Erection of proposed two storey side extension. Erection of first floor rear extension above existing flat roof rear extension. Proposed rendering of two storey side extension and first floor rear extension. Address: 63 Queens Road, Kenilworth, CV8 1JS	Whilst having no reason to object, Members commented that Officers should check for compliance with the Residential Design Guide, with particular reference to: • The roofline is not subservient, with an existing hip roof also being made into a gable. • Ensuring a 1 metre gap between any new extension and the boundary where appropriate.
Application No: W/22/0470 Description: Roof cover structure over existing parking spaces. Re-submission of: W/21/2005. Address: 1 Abbotsford House, Bridge Street, Kenilworth, CV8 1BP	The Town Council has no reason to object to this application.
Application No: W/22/0497 Description: Erection of single storey front extension. Address: 19 St Nicholas Avenue, Kenilworth, CV8 1JU	The Town Council has no reason to object to this application.
Application No: W/22/0503	The Town Council has no reason to object to this application.

Description: Erection of single-storey front extension of garage, new porch with pitched roof and associated internal works. Address: 65 Queens Road, Kenilworth, CV8 1JS	
Application No: W/22/0511 Description: Erection of two storey side extension and front porch and canopy roof. Address: 20 Siddeley Avenue, Kenilworth, CV8 1EW	Whilst having no reason to object, Members had strong concerns about the effect on access to the neighbouring property, caused by building to the boundary.
Application No: W/22/0515 Description: Erection of single storey rear and side extension and front porch. Address: 73 Farmer Ward Road, Kenilworth, CV8 2DH	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/22/0159, W/22/0354, W/22/0448, W/22/0461, W/22/0497, W/22/0503, W/22/0511, W/22/0515.

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.496 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.495 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.497 APPEALS - DECISIONS AND NOTIFICATIONS

Notifications

Application No: W/21/1689

Description: Proposed first floor side and single storey rear extension

Address: 123 Windy Arbour, Kenilworth, CV8 2BJ

REFUSED by WDC Officers – Non subservient extension, detrimental to streetscene...

KTC had No Reason to Object.

P.498 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/21/2137

Description: Erection of 5 dwellings to be used as show homes and stationing of a temporary sales unit at land off Glasshouse Lane. (This application is to support a Reserved Matters application W/21/1811).

Address: Land at, Glasshouse Lane/Crewe Lane, Kenilworth, Warwickshire

Members Objected to W/21/1811 (see also correspondence below).

(2) Withdrawals.

None

(3) Others.

None

P.499 CORRESPONDENCE & SPECIAL MATTERS

W/21/1811 – Land at Crewe Lane and Glasshouse Lane

The Chair stated that a response to KTC issues from the Planning Officer had been circulated. Members were grateful for this additional detail. However the responses were considered to still leave several questions unanswered and Members sought further clarification. As it stands, Members wish to maintain their objection.

W/13/0314 – 57 Roseland Avenue (Budgens)

Councillor R Spencer reported that car parking provision for this store has caused historical issues. Pre commencement conditions to the Planning Application appear not to have been implemented. Full details have been circulated.

Members AGREED that a letter be sent to Gary Fisher, Development Manager at WDC, requesting comment on Planning Enforcement issues raised.

P.500 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 28 April 2022 at 7pm.**

The meeting concluded at 9:57 pm.

Signed:

Dated: