

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held remotely, commencing 7 pm, on Wednesday 08 July 2020

PRESENT: Councillor K S Dickson (Chair)

Councillors: P Austin, R J Barry, A G Chalmers, M F Coker, S A Cooke, T J Drew, A J Firth, G D Hyde, P J Jones, A W Milton, J E P Worrall.

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

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

P.178 **APOLOGIES**

Councillors: A Dearing, J Dearing

P.179 **DECLARATIONS OF INTEREST**

None

P.180 **MINUTES**

The Minutes of the Planning Committee held on 18 June 2020 were moved, seconded, and approved.

P.181 **MATTERS ARISING**

The Chair asked Members to consider any additional comments to be submitted in respect of the following appeal notification (minute P.79 refers) –

Site Address: Land rear of 14 - 16 Randall Road, Kenilworth, CV8 1JY

Description of development: Proposed erection of a detached dormer bungalow, with access from Warwick Road.

Application Reference: W/19/1558

Appellant's name: Mr E Parry

Appeal reference: APP/T3725/W/20/3252903

In addition to previous objections on record, Members wish to formally record the strength of their concerns. This proposal would set a tremendous precedent in the area and would likely lead to many more similar applications.

NEW MATTERS

P.182 **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/20/0610 Description: Erection of rear extension and 3no. dormers to the front. Address: 10 Thickthorn Close, Kenilworth, CV8 2AF	Members COMMENTED that from the limited detail provided, they had no reason to object. All works and materials should be sympathetic to neighbouring properties and in keeping with the streetscene.
Application No: W/20/0698 LB Description: Proposed removal and replacement of full height glazed and wooden windows and door unit from rear of property. Address: North Chase House, Birmingham Road, Kenilworth, CV8 1PT	Members COMMENTED that whilst having no reason to object, they supported any comments from the Conservation Officer.
Application No: W/20/0733 Description: Ground floor, flat roof, white render, rear extension to enlarge kitchen/dining area. Address: 13 Glasshouse Lane, Kenilworth, CV8 2AH	The Town Council has no reason to object to this application.
Application No: W/20/0807 Description: Erection of a two storey front extension, single storey side extension, single and two storey rear extension and a rear dormer roof extension to facilitate a loft conversion. Address: 62 John O'Gaunt Road, Kenilworth, CV8 1DZ	Members OBJECTED to this proposal for the following reasons: • It was considered to be inappropriate scale and massing, changing the character of the established streetscene. The design does not harmonise with or enhance the existing neighbourhood. It is out of proportion with its surroundings. • Car parking provision is considered inadequate. • The box dormer is over dominant, in contravention of the Residential Design Guide. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, sections KP12 (Parking Standards), KP13 (General Design Principles) and the Warwick District Local Plan BE1 (Layout and Design), BE3 (Amenity), SC0 (Sustainable Communities) and the Residential Design Guide (section 8). In addition to these objections, Members made the following COMMENTS: 1. The full impact on neighbouring property cannot be assessed from the information available. 2. They assumed that Officers will check compliance with the 45° rule.

	3. No other Dormers appeared to be present in houses on this road
Application No: W/20/0834 Description: Application of cream silicone render over existing brick-work to part of the front and part of the rear of the property. Address: 21 Wordsworth Drive, Kenilworth, CV8 2TB	Members COMMENTED that whilst having no reason to object, the proposal to render the building is not characteristic of the street scene and consequently could result in a visually inappropriate and incongruous form of development.
Application No: W/20/0929 Description: Erection of two storey front extension and single storey rear extension. Address: 58 Brookside Avenue, Kenilworth, CV8 1ET	Members COMMENTED that due to the dangerous location of the site in relation to the road, they did not feel that there was sufficient room on the road to have a skip, taking into account likely construction traffic. Members also requested that contractors be reminded of their responsibility to make good any damage caused to grass verges.

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

W/20/0610, W/20/0733, W/20/0929.

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.183 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.182 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.184 APPEALS - DECISIONS AND NOTIFICATIONS

Members NOTED the following update -

P.185 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates.

(1). Contrary Decisions.

None

(2). Withdrawals.

Application No: W/20/0577

Description: Erection of static field shelter, toilet and storage shed.

Address: Woodcote Stables, Rouncil Lane, Kenilworth

Application No: W/20/0642

Description: Proposed change of use from stables and paddock, to agriculture with new poly tunnel, replacement building to provide farm shop and cafe, new building to provide office and store for social horticultural therapy garden.

Address: The Castle Pavilion, Castle Road, Kenilworth

Application No: W/20/0708

Description: Erection of two storey side, part-single part-two storey rear extension and a porch

Address: 15 Leagh Close, Kenilworth, CV8 2FN

(3). Others.

None

P.186 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

None

P.187 NEXT MEETING

It was NOTED that the next scheduled meeting will be held remotely on Thursday 30 July 2020, following the Meeting of the Town Council.

The meeting concluded at 7.35 pm.

Signed:

Dated: