

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7:00 pm, on Thursday 28 April 2022

PRESENT: Councillor K S Dickson (Chair)

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

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

No Members of the Public were present. One Member of the press was present.

P.501 APOLOGIES

Councillors: P Austin, A Chalmers.

P.502 DECLARATIONS OF INTEREST

All Members made a general declaration of personal interest in relation to W/22/0212.

Councillors A M Dearing, J A Dearing, K S Dickson and A W Milton made a declaration of personal interest in relation to W/22/0570, being Members of Warwick District Council.

P.503 MINUTES

The Minutes of the Planning Committee held on 07 April 2022 were moved, seconded, and approved.

P.504 MATTERS ARISING

NEW MATTERS

P.505 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/22/0212 Description: Proposed part removal of existing garden wall to form new maintenance access into garden from road. Proposed	After further consideration of amended plans, Members noted the changes but maintained their OBJECTION as stated.

erection of double hinged gate. Proposed new parking and driveway as part of patio works. Address: 48 New Street, Kenilworth, CV8 2EZ	
Application No: W/21/1245 Description: Rendering of dwelling, erection of dormer windows, addition of glass balcony screening, new roof above and extensions to link hall to form new lounge. Address: Spring Gardens, Upper Spring Lane, Kenilworth, CV8 2JR	The Town Council has no reason to object to this application.
Application No: W/22/0164 Description: Replacement half way house building. Address: Club House, Kenilworth Golf Course, Crewe Lane, Kenilworth, CV8 2EA	The Town Council has no reason to object to this application.
Application No: W/22/0178 Description: Application for variation of Condition 15 for planning permission W/16/0851 (Variation of W/05/2054) to read "Deliveries for the supermarket shall be undertaken between 0600 hours and 2300 hours Mondays to Sundays, and in accordance with the 'Updated Quiet Delivery Procedures –Delivery Management Plan', dated November 2021'. Address: Waitrose Foodstore, 51 Bertie Road, Kenilworth, CV8 1JP	Members OBJECTED to this proposal. Condition 15 for planning permission W/16/085 was set to protect the amenity of the area and remains justified as stated. This objection was considered a material consideration, having regard to relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, section KP13 (General Design Principles) and the Warwick District Local Plan BE3 (Amenity). In addition to this objection, Members commented that HGV vehicles frequently fail to comply with access and egress arrangements in the <i>Quiet Delivery Procedures - Delivery Management Plan</i> and expressed concern as to how this is enforced.
Application No: W/22/0215 Description: Demolition of existing dwelling and proposed erection of replacement dwelling. Erection of detached garage and associated works. Address: 71 Inchbrook Road, Kenilworth, CV8 2EW	The Town Council has no reason to object to this application.
Application No: W/22/0567 Description: Erection of 1 pitched roof front dormer. Address: 21 Highland Road, Kenilworth, CV8 2EU	The Town Council has no reason to object to this application.
Application No: W/22/0570	Whilst having no reason to object, Members regretted the loss of a property on the Local List of Heritage Assets, without any evidence of good reason for its demolition.

Description: Complete demolition of the Woodside Hotel and associated accommodation buildings. Demolition to facilitate proposed new development of the site. Disconnections - Electric, Water & Telecoms Undertake Asbestos Removal Demolish Buildings Remediate the site Remove all arisings / waste materials from site Please see attached Demolition Method Statement for full details Proposed new development. Please see attached Demolition Method Statement. Address: Woodside Hotel & Meetings Venue, Glasshouse Lane, Kenilworth, CV8 2AL	Members were also concerned that there was no assessment made of the loss of this heritage asset in the application, as described in policy HE3 of the local plan.
Application No: W/22/0582 Description: Erection of timber orangery to rear. Address: Brocht House, 12 Mill End, Kenilworth, CV8 2HP	The Town Council has no reason to object to this application.
Application No: W/22/0598 Description: Erection of front porch. Address: 16 Bodnant Way, Kenilworth, CV8 2PN	The Town Council has no reason to object to this application.
Application No: W/22/0601 Description: Erection of front porch. Address: 14 Bodnant Way, Kenilworth, CV8 2PN	The Town Council has no reason to object to this application.
Application No: W/22/0604 Description: Erection of single-storey timber clad rear extension with zinc roof and erection of single storey side extension. New bay window and zinc clad porch. Widening of driveway access. Address: 13 Rounds Hill, Kenilworth, CV8 1DW	The Town Council has no reason to object to this application.
Application No: W/22/0605 Description: Erection of first floor side extension, two/single storey rear extension. Replacement porch and addition of pitched roof at front, with partial render and cladding to elevations.	The Town Council has no reason to object to this application.

Address: 7 Amherst Road, Kenilworth, CV8 1AG	
Application No: W/22/0620 Description: Erection of single storey rear extension and front porch. Address: 30 Thickthorn Close, Kenilworth, CV8 2AF	The Town Council has no reason to object to this application.
Application No: W/22/0630 Description: Demolition of rear outhouse and construction of single storey rear extension across the width of the house. Infilling of open entrance porch to form lobby. Replacement of roof tiles. Address: 8 Avenue Road, Kenilworth, CV8 1AW	Whilst having no reason to object, Members COMMENTED that a Construction Method Plan should be required as a condition to any approval, due to restricted access. In addition, Members felt that distinctive round windows to the front elevation should be retained, consistent with neighbouring property.

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

W/21/1245, W/22/0567, W/22/0582, W/22/0598, W/22/0601, W/22/0604, W/22/0605, W/22/0620, W/22/0630.

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.

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

W/22/0215

Environmental comment for new builds

*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 achieving a **net zero carbon development** and in ensuring that water efficiency is optimised in line with policy FW3 of the WDC Local Plan.*

P.506 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.505 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Councillor M F Coker has previously been nominated and agreed to represent the Town Councils objections to W/22/0212 (48 New Street). (Minute P.476 refers).
Councillor A W Milton was nominated and agreed to represent the Town Councils objections to W/22/0178 (Waitrose Foodstore).

P.507 APPEALS - DECISIONS AND NOTIFICATIONS

Notification

Application No: W/21/0066

Description: Proposed demolition of existing bungalow and construction of 1 No. two storey dwelling.

Address: Little Fieldgate, 55 Fieldgate Lane, Kenilworth, CV8 1BT

REFUSED by WDC Officers - The proposal is considered harmful to both the setting of the Grade II listed building and Conservation Area.

KTC Members had no reason to object.

P.508 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None

(2) Withdrawals.

None

(3) Others.

None

P.509 CORRESPONDENCE & SPECIAL MATTERS

Castle Pavilion

Members considered a letter sent from District Councillors in Abbey Ward to the District Chief Executive at WDC, requesting an Article 4 direction suspending permitted development rights in respect of The Castle Pavilion.

After due consideration and debate it was:

RESOLVED that the Chair of Kenilworth Town Council Planning Committee write to the Chief Executive of Warwick District Council, stating this Committee's support for a letter sent from District Councillors in Abbey Ward to the District Chief Executive at WDC, requesting an Article 4 direction suspending permitted development rights in respect of The Castle Pavilion, which they hope will be looked on favourably.

Zero Carbon Homes

Councillor J Dearing reported that the recent KTC Climate Roadmap meeting agreed to request KTC to write formally to WDC to request specifications of zero carbon homes to be built on Land East of Kenilworth.

After consideration, Members AGREED that the Town Clerk will write to appropriate Officers and Members of WDC on behalf of Kenilworth Town Council Planning Committee, formally requesting copies of their specification of ‘zero carbon’ and ‘carbon neutral’ homes to be built on Land East of Kenilworth.

P.510 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 19 May 2022, following the Meeting of the Finance and General Services Committee.**

The meeting concluded at 7:41 pm.

Signed:

Dated: