

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7:00 pm, on Thursday 17 March 2022

PRESENT: Councillor K S Dickson (Chair)

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

Communications & Administration Assistant: G Hollingsworth

No Members of the Public were present.

P.481 APOLOGIES

Councillors: M F Coker

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

P.482 DECLARATIONS OF INTEREST

None

P.483 MINUTES

Councillor G Hyde observed there was a missing comment against application number W/22/0171.

Thereafter the Minutes of the Planning Committee held on 24 February 2022 were moved, seconded, and approved subject to being updated as above.

P.484 MATTERS ARISING

Further to Councillor M Coker's email exchange with Gary Fisher concerning the Castle Pavilion Planning Issues (P.474 refers), an email was sent endorsing the comments of Cllr Coker and an acknowledgement of this has been received.

Members noted this update.

NEW MATTERS

P.485 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/21/1367 Description: Erection of two storey side and rear extensions. Address: 32 Rouncil Lane, Kenilworth, CV8 1FF	Having given this application further consideration (minute P.415 refers), Members maintained their previously submitted comment, as stated.
Application No: W/22/0060 Description: Erection of two storey side extension. Address: 51 Mortimer Road, Kenilworth, CV8 1FR	The Town Council has no reason to object to this application.
Application No: W/22/0092 Description: Replacing existing first floor rear roof from a flat roof into a pitched roof, new windows and door to rear elevation, and new outbuilding Address: 13 Fieldgate Lane, Kenilworth, CV8 1BT	The Town Council has no reason to object to this application.
Application No: W/22/0097 Description: Erection of single storey side extension. Address: The Coach House, 1 Beehive Hill, Kenilworth, CV8 1BW	The Town Council has no reason to object to this application.
Application No: W/22/0170 Description: Proposed joint application to erect single storey rear extension to number 24 and number 25 Queens Close and a single storey side extension to number 24 Queens Close. Address: 24 - 25 Queens Close, Kenilworth, CV8 1JR	The Town Council has no reason to object to this application.
Application No: W/22/0219 Description: Formation of a basement below the modern rear extension to create additional family bedrooms with bathrooms and storage room. Other works including installation of a glazed canopy over the rear decking area and the installation of photovoltaic panels to the south facing roof to the free standing garage within the rear driveway.	Whilst having no reason to object, Members commented that they had concerns over the restricted access to the building site during the development.

Address: 36A New Street, Kenilworth, CV8 2EZ	
Application No: W/22/0220 LB Description: Formation of a basement below the modern rear extension to create additional family bedrooms with bathrooms and storage room. Other works including installation of a glazed canopy over the rear decking area and the installation of photovoltaic panels to the south facing roof to the free standing garage within the rear driveway. Address: 36A New Street, Kenilworth, CV8 2EZ	Whilst having no reason to object, Members commented that they had concerns over the restricted access to the building site during the development.
Application No: W/22/0224 Description: Erection of single storey rear extension, erection of front porch, erection of dormer window and installation of rooflights. Address: 69 Elmdene Road, Kenilworth, CV8 2BW	Whilst having no reason to object, Members commented that the dormer window did not appear subservient to the roof, and they raised concerns of overlooking onto neighbouring properties.
Application No: W/22/0244 Description: Erection of a single storey front extension. Address: 19 Thornby Avenue, Kenilworth, CV8 2DT	The Town Council has no reason to object to this application.
Application No: W/22/0254 Description: Erection of two single storey side extensions. Address: 30 Dencer Drive, Kenilworth, CV8 2RU	The Town Council has no reason to object to this application.
Application No: W/22/0268 Description: Demolition of existing ground floor rear single storey lean-to structure. Erection of new ground floor rear flat roof structure with internal alterations. Address: 45 Waverley Road, Kenilworth, CV8 1JL	The Town Council has no reason to object to this application.
Application No: W/22/0286 Description: Proposed first floor with front rear and side extensions. Address: 162 Windy Arbour, Kenilworth, CV8 2BH	Whilst having no reason to object, Members commented that they regret the loss of Bungalow property in the area.

Application No: W/22/0289 Description: Single Storey Rear Extension (revised scheme to previously approved ref: W/20/1507) Address: 34 Mayfield Drive, Kenilworth, CV8 2SW	The Town Council has no reason to object to this application.
Application No: W/22/0290 Description: Proposed single storey rear extension, new outbuilding and entrance gate. Address: Castle Hill Cottage, 8 Malthouse Lane, Kenilworth, CV8 1AB	The Town Council has no reason to object to this application.
Application No: W/22/0306 Description: Erection of two storey side extension and single storey side/rear extension. Address: 13 Avon Road, Kenilworth, CV8 1DH	The Town Council has no reason to object to this application.
Application No: W/22/0309 Description: Erection of detached garden room. Address: 22 Glasshouse Lane, Kenilworth, CV8 2AJ	Whilst having no reason to object, Members commented that the development should be used in conjunction with the existing property.
Application No: W/22/0327 Description: Erection of two storey rear extension, single storey side and front extension, new dual pitched roof over former carport and garage. Address: 1 Farmer Ward Road, Kenilworth, CV8 2DJ	Members OBJECTED to the application. It was considered that the development was inappropriately large, created a high density of housing along the boundary and would be particularly overbearing on the neighbouring property contrary to policy BE1 of the Local Plan. Members further raised strong concerns that the development would breach the 45-degree rule at the front and rear of the property.
Application No: W/22/0336 Description: Erection of single storey rear extension, garage conversion and side extension. Address: 38 Elmdene Road, Kenilworth, CV8 2BX	The Town Council has no reason to object to this application.
Application No: W/22/0338 Description: Erection of detached single storey garage. Address: 27 Fieldgate Lane, Kenilworth, CV8 1BT	The Town Council has no reason to object to this application.

Application No: W/22/0358 Description: Erection of first floor extension and single storey front extension. Address: 24 Lower Ladyes Hills, Kenilworth, CV8 2GN	Whilst having no reason to object, Members commented that the area is known to have drainage issues and these should be investigated thoroughly.
Application No: W/22/0378 Description: Erection of single storey side and rear extension. Address: 47 Randall Road, Kenilworth, CV8 1JX	The Town Council has no reason to object to this application.
Application No: W/22/0380 Description: Notification for prior approval for a proposed larger home extension for erection of single storey rear extension; 3.20m depth; 3.97m height and 2.99m to the eaves. Address: 37a Henry Street, Kenilworth, CV8 2HL	This application was confirmed to be permitted development and no further consideration was required by Members.
Application No: W/22/0387 Description: Erection of front porch, alterations to windows and associated internal works. Address: Tainters House, Water Tower Lane, Kenilworth, CV8 2PJ	The Town Council has no reason to object to this application.
Application No: W/22/0411 Description: Resubmission of previously refused application - W/21/0149 Erection of single storey extension. Address: Hope Barn, Dalehouse Lane, Kenilworth, CV8 2JZ	The Town Council were pleased to SUPPORT 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/22/0060, W/22/0092, W/22/0097, W/22/0170, W/22/0219, W/22/0224, W/22/0244, W/22/0254, W/22/0268, W/22/0286, W/22/0289, W/22/0290, W/22/0306, W/22/0327, W/22/0336, W/22/0358, W/22/0378, W/22/0380, W/22/0387, W/22/0411.

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/22/0309

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.486 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Councillor A W Milton was nominated and agreed to represent the Town Councils objection to W/22/0327.

Councillor R J Barry was nominated and agreed to represent the Town Councils support to W/22/0411.

P.487 APPEALS - DECISIONS AND NOTIFICATIONS

Notifications

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) –
PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION
Address of site to which the appeal relates: 123 Windy Arbour, Kenilworth, CV8 2BJ.
Proposed development: Erection of first floor side extension and single storey rear extension.
Appellant’s name: E Moore
Appeal reference number: APP/T3725/D/22/3292844
Appeal Start Date: 10/3/2022

The Town Council had no reason to object to this application.

P.488 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/21/1204

Description: Erection of two storey side and rear extensions and loft conversion with rear dormer

Address: 32 Littleton Close, Kenilworth, CV8 2WA

WDC Planning Committee GRANTED this application.

Members OBJECTED due to inappropriate scale and massing and inadequate parking provision.

Application No: W/21/1490

Description: Erection of proposed additional storey to existing bungalow. Erection of proposed single storey rear extension. Proposed installation of roof lights and chimney to roof. Proposed rendering of existing house above finished floor level. Erection of proposed rear terrace.

Address: 33 Inchbrook Road, Kenilworth, CV8 2EW

WDC Planning Committee GRANTED this application.

Members maintained their OBJECTION to this proposal due to inappropriate scale and massing, having a seriously detrimental effect on both the amenity of neighbouring property and 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.

Members noted the above decisions and discussed the lack of clarity on application W/21/1490. This was approved as permitted development and was only referred to KTC for comment on the render to the property. Therefore it was:

PROPOSED and RESOLVED that the Chair of Planning Cllr K Dickson will write to Head of Planning at WDC requesting greater clarity and direction on such applications to avoid these circumstances arising in the future.

(2) Withdrawals.

Application No: W/22/0389

Description: Joint application for single storey side and rear extensions to number 24 & 25 Queens Close

Address: 24 Queens Close, Kenilworth, CV8 1JR

Applicant: Mrs F Wood

(3) Others.

Application No: W/22/0171

Description: Erection of a single storey side and rear extension

Address: 6 Queens Close, Kenilworth, CV8 1JR

Decision: GRANTED

KTC Comments: Whilst having no reason to object Members comments that this proposal may effectively obstruct the right of way for No7 to access the rear of their property. In addition, Officers should check for compliance of the 45 degree rule at the front.

Application No: W/22/0115

Description: Two storey side extension

Address: 53 Malthouse Lane, Kenilworth, CV8 1AD

Decision: GRANTED

KTC Comments: Whilst having no reason to object, Members had strong concerns that the large size of this proposal constitutes massing, having an adverse effect on the streetscene. In addition, a condition should be placed on any permission, requiring that the extension should be used in conjunction with the original house and not as a separate dwelling.

P.479 CORRESPONDENCE & SPECIAL MATTERS

To consider a Pre-Application Consultation for Radio Base Station Upgrade (Mobile Telecommunications) at the Holiday Inn Kenilworth.

Planning permission was not required. Members noted this update.

P.480 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 7 April 2022 following the Meeting of the Town Council.**

The meeting concluded at 7:40 pm.

Signed:

Dated: