

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8.48 pm, on Thursday 03 February 2022

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, 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.461 APOLOGIES

Councillors: G D Hyde, P J Jones.

P.462 DECLARATIONS OF INTEREST

All Members	W/21/2080	Objector known	Personal
R J Spencer	W/21/2293	Applicant Known	Pecuniary
A W Milton	W/22/0036	Applicant Known	Personal
A W Milton	W/22/0070	Applicant Known	Personal
M F Coker	W/22/0118	Applicant Known	Prejudicial

P.463 MINUTES

The Minutes of the Planning Committee held on 13 January 2022 were moved, seconded, and approved.

P.464 MATTERS ARISING

None.

NEW MATTERS

P.465 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/21/2080 Description: Installation of a solar farm and battery storage facility with associated infrastructure. Address: Land East and West of Honiley Road (A4177), Honiley, Kenilworth	Having given this application further consideration (minute P.454 refers), Members maintained their previously submitted comment, as stated.
Application No: W/21/2247 Description: Erection of single storey side and rear extension. Address: 45 Priorsfield Road, Kenilworth, CV8 1DA	Whilst having no reason to object, Members commented that submitted block and location plans appeared to be in error, referring to "Priory Road".
Notification No: W/21/2293 Description: Notification of change of use of agricultural building to flexible commercial use in accordance with class R of Part 3 of Schedule 2 of Town and Country Planning (General Permitted Development) Order 2015 (as amended). Address: The Barn, Roundshill Farm, Rouncil Lane, Kenilworth, CV8 1NN	Members noted this notification.
Application No: W/22/0011 Description: Proposed replacement of existing front boundary brick wall with new iron railings. Proposed replacement of front door. Proposed replacement of 6 no. existing front first floor and second floor windows like-for-like. Address: Lythe House, 66 High Street, Kenilworth, CV8 1LZ	Members COMMENTED that they had no reason to object, provided all work associated with this proposal was to the satisfaction of the Conservation Officer.
Application No: W/22/0012 LB Description: Proposed replacement of existing front boundary brick wall with new iron railings. Proposed replacement of front door. Proposed replacement of 6 no. existing front first floor and second floor windows like-for-like. Address: Lythe House, 66 High Street, Kenilworth, CV8 1LZ	Members COMMENTED that they had no reason to object, provided all work associated with this proposal was to the satisfaction of the Conservation Officer.
Application No: W/22/0033 Description: Erection of single storey rear extension, alterations to the	Whilst having no reason to object, Members commented that proposed rendering to the front elevation may have an adverse effect on the streetscene.

front elevation and associated internal alterations. Address: 27 Brooke Road, Kenilworth, CV8 2BD	
Application No: W/22/0036 Description: Erection of single storey side/rear extension. Address: 3 Powis Grove, Kenilworth, CV8 2NN	The Town Council has no reason to object to this application.
Application No: W/22/0044 Description: Erection of single storey rear extension. Address: 46 Arthur Street, Kenilworth, CV8 2HE	Whilst having no reason to object, Members commented that Officers should check for compliance with the Residential Design Guide, with particular reference to the 45° rule. In addition, Members commented that a condition to any approval should ensure that the rear right of way remains open throughout the construction.
Application No: W/22/0045 Description: Erection of two storey rear extension, single storey rear extension, single storey front extension and partial rendered elevations. Address: Dean Prior, 5 Orchard Lane, Kenilworth, CV8 2AN	The Town Council has no reason to object to this application.
Application No: W/22/0061 Description: Erection of proposed single storey rear extension and erection of front porch extension. Address: 13 Amherst Road, Kenilworth, CV8 1AG	The Town Council has no reason to object to this application.
Application No: W/22/0070 Description: Erection of two storey side extension. Address: 39 Siddeley Avenue, Kenilworth, CV8 1EW	Whilst having no reason to object, Members commented the large size of this proposal may constitute massing, having an adverse effect on the streetscene.
Application No: W/22/0115 Description: Two storey side extension. Address: 53 Malthouse Lane, Kenilworth, CV8 1AD	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.
Application No: W/22/0107 Description: Erection of proposed single storey rear extension. Proposed garage conversion. Erection of proposed single storey front extension	The Town Council has no reason to object to this application.

Address: 39 Eden Croft, Kenilworth, CV8 2BG	
Application No: W/22/0118 Description: Erection of first floor side extension. Address: Abbey Meads, Forrest Road, Kenilworth, CV8 1LT	Whilst having no reason to object, Members commented that this property was in a significant position and recognised the sensitivity of this location.

Planning Committee Notes from Cllr Rob Barry for meeting on 03/02/22

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

W/21/2247, W/22/0033, W/22/0036, W/22/0044, W/22/0045, W/22/0061, W/22/0070, W/22/0115, W/22/0107, W/22/0118

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.

Note: Councillor R J Spencer left the room during consideration of W/21/2293
Councillor M F Coker left the room during consideration of W/22/0118

P.466 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.465 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.467 APPEALS - DECISIONS AND NOTIFICATIONS

Decision

Application No: W/21/0872

Description: Proposed erection of first floor front extension.

Address: 53 Blackthorn Road, Kenilworth, CV8 2DS

KTC had No Reason to Object

REFUSE by WDC Officers

Permission GRANTED on appeal – Not detrimental to streetscene or contrary to RDG.

P.468 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

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 Committee – Harmful to setting of grade 2 Listed Building and Conservation Area.

KTC had No Reason to Object.

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 - Poor layout and design

KTC had No Reason to Object.

(2) Withdrawals.

Application No: W/21/1734

Description: Erection of 2no. stable buildings with tack room and hay store.

Address: Hammonds Barn, Purlieu Lane, Kenilworth, CV8 1PQ

(3) Others.

None.

P.469 CORRESPONDENCE & SPECIAL MATTERS

Councillor M Coker pointed out that no further update had been received from WDC concerning Castle Pavilion issues (P.449 refers).

Members asked the Town Clerk to further contact Gary Fisher requesting an update.

P.470 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 24 February 2022, following the Meeting of the Town Council.**

The meeting concluded at 09.37 pm.

Signed:

Dated: