

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held remotely, commencing 10 pm, on Thursday 18 June 2020

PRESENT: Councillor J A Dearing (Chair)

Councillors: P Austin, R J Barry, A G Chalmers, M F Coker, S A Cooke,
A M Dearing, K S Dickson, 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

One member of the public was present; the press was not represented.

P.168 **APOLOGIES**

None

P.169 **DECLARATIONS OF INTEREST**

R Barry W/20/0708 Applicant Known Personal

P.170 **MINUTES**

The Minutes of the Planning Committee held on 28 May 2020 were moved, seconded, and approved.

P.171 **MATTERS ARISING**

The Chair reported on a letter from Luke Hall MP (received via Jeremy Wright MP) in response to a letter sent by Kenilworth Town Council concerning new house building standards (minute P154 refers).

NEW MATTERS

P.172 **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/20/0507 Description: Demolition of existing garage and outbuildings and	Members COMMENTED that whilst having no reason to object, they supported any comments from the Conservation Officer.

erection of a replacement garage and glazed link. Address: Hazlewood, Upper Ladyes Hills, Ladyes Hills, Kenilworth, CV8 2FB	
Application No: W/20/0508 LB Description: Demolition of existing garage and outbuildings and erection of a replacement garage and glazed link. Address: Hazlewood, Upper Ladyes Hills, Ladyes Hills, Kenilworth, CV8 2FB	Members COMMENTED that whilst having no reason to object, they supported any comments from the Conservation Officer.
Application No: W/20/0603 Description: Demolition of bungalow and erection of a two-storey detached house, carport and associated landscaping Address: 22 Station Road, Kenilworth, CV8 1JJ	Members COMMENTED that whilst having no reason to object, they were concerned as to the apparent amount of hard landscaping and its detracting from the streetscene. The lack of boundary detail was also noted. Existing low brick walls are a specific design characteristic in the Kenilworth Neighbourhood Plan, section KP13C (Design Management in Waverley Road and Station Road).
Application No: W/20/0731 Description: Front Porch addition, rear single-storey extension and alterations to garage carport. Address: 10 Southfield Drive, Kenilworth, CV8 2FR	The Town Council has no reason to object to this application.
Application No: W/20/0735 Description: Erection of a first floor extension over garage. Address: 23 Mill End, Kenilworth, CV8 2HP	Members OBJECTED to this proposal. They considered it to be poor layout and design, effectively constituting back garden development. This creates considerable loss of amenity to neighbouring properties. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, section KP13 (General Design Principles) and the Warwick District Local Plan BE1 (Layout and Design), In addition to these objections, Members made the following COMMENTS: Any development needs careful impact assessment for flood risk assessment in such a sensitive area.
Application No: W/20/0761 Description: Erection of a charcoal clad outbuilding and creation of a parking space at the rear garden Address: 29 Windy Arbour, Kenilworth, CV8 2AT	Members COMMENTED that whilst having no reason to object, this application provided no detail as to the proposed use of the structure. Members were concerned that if it was intended to be habitable, then no sewerage connection was apparent. It could also be considered to be back garden development.

Application No: W/20/0795 Description: Replace the following drawings: 1451-04 with 1451-04 Revision B, 1451-05 Revision A with 1451-05 Revision C, and 1451-06 Revision A with 1451-06 Revision C Address: 30 Dudley Road, Kenilworth, CV8 1GQ	Members were unable to make any assessments of these drawings as they refer to a previous unidentified application
Application No: W/20/0820 Description: Erection of a single storey rear extension; raising of the roof line by 600mm to accommodate an additional bedroom; alterations to front porch and replacement of flat roof with pitched roof over existing garage Address: 6 The Gardens, Kenilworth, CV8 2DX	The Town Council has no reason to object to this application.
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	Members OBJECTED to this proposal. 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. One large part of the extension also appears contrary to the design guide as it is not subservient to the original building. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, section 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, the following Environmental Impact Statements would be submitted, In addition, the following Environmental Impact Statement would be submitted, in respect of the stated applications; to apply where approval is granted, in respect of the stated applications;

W/20/0603

*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 recognises that this application includes innovative design elements to address matters relating to the environmental impact of the development. We request that the applicant considers additional measures 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.*

W/20/0735 – 23 Mill End

*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.*

W/20/0761 – 29 Windy Arbour

With respect to the new washroom we would request that the applicant ensures, through the design choices made, that water efficiency is optimised.

W/20/0731, W/20/0795, W/20/0820, W/20/0708

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.173 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.172 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.174 APPEALS - DECISIONS AND NOTIFICATIONS

Members NOTED the following update -

Notification

Address: 17 Pears Close, Kenilworth, CV8 1BS

Proposed development: Erection of first floor side extension, single storey rear extension and alterations

Application reference: W/19/1604

Appeal reference number: APP/T3725/D/20/3249480

Appeal Start Date: 15/06/2020

P.175 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates.

(1). Contrary Decisions.

None

(2). Withdrawals.

None

(3). Others.

None

P.176 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

A request has been received from the Planning Officer, requesting that the KTC Objection is removed in respect of:

Application No: W/20/0723

Description: Erection of single storey rear extension. Incorporation of a parking space to the rear into residential curtilage and creation of additional parking space to the front.

Address: 12 Monmouth Close, Kenilworth, CV8 1LD

The application, which has an Objection from the Town Council, is likely to be granted as the concern raised by the Town Council in relation to front of house parking and the loss of garden amenity/area can be carried out without required planning permission under Permitted Development rights class E, which the property has.

Members Noted this legal update and removed their objection. However, they did regret that such work was permissible without approval in a Conservation Area.

P.177 NEXT MEETING

It was NOTED that the next scheduled meeting will be held remotely on Thursday 09 July 2020, following the Meeting of the Town Council.

The meeting concluded at 10.45 pm.

Signed:

Dated: