

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8.12 pm, on Thursday 16 December 2021

PRESENT: Councillor K S Dickson (Chair)

Councillors: R J Barry, A G Chalmers, M F Coker, 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.

P.441 **APOLOGIES**

Councillors: P Austin, S A Cooke.

P.442 **DECLARATIONS OF INTEREST**

R J Barry	W/21/1204	Objector Known	Personal
A W Milton	W/21/1950	Objector Known	Personal
A W Milton	W/21/2080	Objector Known	Personal
K S Dickson	W/21/2151	Applicant Known	Personal
A W Milton	W/21/2151	Applicant Known	Personal

P.443 **MINUTES**

The Minutes of the Planning Committee held on 02 December 2021 were moved, seconded, and approved.

P.444 **MATTERS ARISING**

None.

NEW MATTERS

P.445 **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	Whilst having no reason to object, Members commented that this is a large size development which will be visible from Kenilworth Castle.
Application No: W/21/1849 Description: Addition of a 4m retractable fabric canopy along the front of the building to provide protection from the weather. Address: John Price House, Unit 3 Farmerward Road, Kenilworth, CV8 2DH	The Town Council has no reason to object to this application.
Application No: W/21/1950 Description: Proposed construction of a residential unit (Use Class C3), with limited site clearance and creation of enhanced dementia garden to adjoining care home and biodiversity enhancement, including associated landscaping, access, drainage, ground and engineering works. Address: Land to the North of Kenilworth Manor, Thickthorn Orchards Kenilworth, CV8 2SQ	Members OBJECTED to this proposal. It is a garden/back land development, neither harmonising nor reinforcing the established character of the street. It constitutes loss of significant green space and residential amenity to neighbouring property. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan sections KP4(j) (Land East of Kenilworth), KP13 (General Design Characteristics) and the Warwick District Local Plan policy H1 (Directing New Housing). In addition to these objections, Members raised the following strong concerns: • The proposed residential unit (use class C3) is effectively a two storey family house. Should Committee be minded to approve permission, a condition should require use to be restricted to dementia care in connection with Thickthorn Manner • Members noted the potential loss of mature trees. • Members had no issue with an enhanced dementia garden and queried the need to combine two distinct proposals in this way.
Application No: W/21/2029 Description: Erection of proposed single storey rear extension. Installation of partial garage conversion and proposed side roof alterations above existing garage. Address: 18 Northvale Close, Kenilworth, CV8 2EN	Whilst having no reason to object, Members were unable to access the flood risk assessment and noted its relevance for this location.
Application No: W/21/2053	The Town Council has no reason to object to this application.

Description: Construction of new two storey office block of gross area 222sq metres, conversion of old offices into storage space for fridge units by increasing roof height. Address: Abattoir, Banner Hill Farm, Rouncil Lane, Kenilworth, CV8 1NN	
Application No: W/21/2112 Description: Proposed erection of single storey front extension and flat roof dormer extension. Revisions to fenestration. Extension of dropped kerb and repositioning of highways road sign. Address: 47 Park Hill, Kenilworth, CV8 2JF	The Town Council has no reason to object to this application.
Application No: W/21/2132 Description: Erection of single storey rear extension and decking to the side of the dwelling. Address: 22 -24 Bridge Street, Kenilworth, CV8 1BP	The Town Council has no reason to object to this application.
Application No: W/21/2147 Description: Erection of two storey front extension. Address: 27 Littleton Close, Kenilworth, CV8 2WA	Whilst having no reason to object, Members commented on the impact to an established and uniform streetscene.
Application No: W/21/2151 Description: Erection of two storey wrap-around extension with part single storey rear extension. Address: 44 Randall Road, Kenilworth, CV8 1JY	The Town Council has no reason to object to this application.
Application No: W/21/2154 Description: Erection of single storey side/rear extensions, to connect to the existing outbuilding. Address: 23 Clarkes Avenue, Kenilworth, CV8 1HX	Whilst having no reason to object, Members commented that Officers should check for compliance with the Residential Design Guide, with particular reference to: • Compliance with the 45° rule • The extension roof does not appear to be subservient
Application No: W/21/2155 Description: Erection of single storey rear extension. Address: 20 Northvale Close, Kenilworth, CV8 2EN	Whilst having no reason to object, Members commented on the need for a flood risk assessment for this location.

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	Whilst having no reason to object, Members commented: • The amended proposal was still 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. • This property is in close proximity to Kenilworth Common, a sensitive area and nature reserve. • Insufficient attention is detailed to the topographical features of the area which slopes steeply down on the south / south east side.
Application No: W/21/2214 Description: Erection of single storey side extension Address: 22 Thirlestane Close, Kenilworth, CV8 2PW	The Town Council has no reason to object to this application.
Application No: W/21/2175 LB Description: Installation of replacement of windows to rear elevation. Proposed internal alterations Address: Beauchamp Cottage, Abbey Hill, Kenilworth, CV8 1LW	The Town Council has no reason to object to 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/21/2029, W/21/2112, W/21/2132, W/21/2147, W/21/2151, W/21/2154, W/21/2155, W/21/1204, W/21/2214.

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/21/1950, W/21/2053.

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.446 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.445 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Councillor A W Milton was nominated and agreed to represent the Town Councils objection to W/21/1950 (Land to the North of Kenilworth Manor, Thickthorn Orchards).

P.447 APPEALS - DECISIONS AND NOTIFICATIONS

Notification of Appeal.

Application No: W/21/0872

Description: Proposed erection of first floor front extension.

Address: 53 Blackthorn Road, Kenilworth, CV8 2DS

REFUSED by WDC Officers – not in keeping with the character of the streetscene.
KTC Members had No Reason to Object.

P.448 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None

(2) Withdrawals.

None

(3) Others.

None

P.449 CORRESPONDENCE & SPECIAL MATTERS

Councillor M Coker discussed a response received from WDC concerning Castle Pavilion issues. This matter was still under investigation. Documentation will be circulated to Members as appropriate. The Town Clerk was asked to contact Gary Fisher requesting any further update.

P.450 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 13 January 2022, following the Meeting of the Town Council.**

The meeting concluded at 8.50 pm.

Signed:

Dated: