

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Commencing at 8.12 pm on Thursday 11 July 2019

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, T J Drew, G D Hyde, P J Jones,
J E P Worrall.

Town Clerk: Miss M S Field.

Deputy Town Clerk: Mr N A Eaton.

9 members of the public were present (until P.28); one Member of the
Press was present (until P.28).

The fire and safety brief was presented on the viewing screens.

P.23 APOLOGIES

Councillors: A J Firth (Other Council Business), A W Milton (Other Business).

P.24 DECLARATIONS OF INTEREST

P J Jones W/19/0784 Member of Kenilworth Cricket Club Personal

P.25 MINUTES

The Minutes of the Planning Committee held on 20 June 2019 were moved, seconded, and approved.

P.26 MATTERS ARISING

Councillor M Coker wished to place on record his concern regarding the comments submitted to WDC, pursuant to the Town Councils objection to W/19/0655 (P.17 refers). He felt the Committee had agreed a limited issue objection to this vital and very important development. The inclusion of lengthy additional comments was not expected or appropriate and he would have objected to any such proposal at the time. Any delays to this project would be unacceptable.

In response, the Chair pointed out that the Clerk was careful to record individuals comments during this long discussion and he was satisfied that all these items had been referred to.

NEW MATTERS

P.27 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

Consideration of Applications.

It was RESOLVED that:

WDC be advised as stated in respect of the following applications:

W/18/0643	Land at Kings Hill Lane, Stoneleigh Site clearance and mixed-use development of land at Kings Hill for the provision of up to 2,500 dwellings (Use Class C3), 4,000 sq.m. of mixed use floorspace (Use Classes A1, A3, A4, C2, D1 and D2) in a district centre, a primary school, a secondary school, formal and informal open space and enabling infrastructure including new roads within the site and improvements to the existing road junction at Stoneleigh Road. Outline application with all matters reserved except for access.	Members OBJECTED to this proposal. They considered it to be premature, in the absence of a proper road network which is not already saturated. This application does not address previous concerns, which remain the stated grounds for the objection - Vehicle Access: Members considered the road junction onto Stoneleigh Road to be unsuitable and inadequate. Stoneleigh Road is already heavily congested due to University and Business Park traffic, with more development proposed plus being a main designated route for HS2 construction traffic. The A46 junction improvement will not alter that. It is also noted that when not congested, vehicles use this road at high speed. Members pointed out that this junction is likely to become the main route for access and egress from the development, due to the direct links with the A46, Warwick University and associated business parks, although the traffic analysis seems to assume the main route will be the only other alternative route northwards to and from southern Coventry. Footways and Cycle Paths: Members noted that no footways or designated cycle paths are currently present on Stoneleigh Road or Dalehouse Lane. Therefore proposed new footways have no local connectivity. Flooding: Members expressed great concern over further discharge of surface water into Finham Brook with the cumulative effect of further development. Such discharge backs up at Kenilworth, requiring a fully integrated and holistic approach to surface water discharge throughout the relevant catchment.
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		Members also noted that on the master plan, an area in the South East of Kings Hill is indicated for further development. However, this is a crucial part of the Finham Brook Flood plain and should be retained as such. On no account is it suitable for building. In addition, Members made the following COMMENTS - Members very much regret the loss of green belt in this very narrow corridor between Kenilworth and Coventry. They appreciate this is as a result of the Local Plan and is to hold overspill from Coventry but have yet to see any signs that Coventry requires overspill. Members were disappointed that scant regard has been given to Environmental Building Standards. With reference to the WDC Local Plan policy SC0 “Sustainable Communities”, the UK Government’s commitment to net zero carbon emissions by 2050 and WDC’s declaration of a Climate Emergency, Kenilworth Town Council believes that these local policies should be considered for all developments. This council requests that the developers address matters relating to the environmental impact of the development with the aim of the resulting properties being climate change resilient with the highest levels of energy efficiency and water efficiency, including consideration of renewable energy sources, heat pumps and EV charging points. Members raised a number of specific concerns in respect of schools - - The Primary school is very close to the junction, although Members appreciated this may be indicative only but such a location will cause traffic problems. - It is proposed that the Secondary school will take students from Westwood Heath as well. There is no con-
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		nectivity with this area. Any proposed road is not within the plan timescale. - There are no indicated drop off / pick up points for schools as required. - Kenilworth Schools are effectively full, especially taking into account other proposed development. Members fear there has been a lack of communication with local Primary and Secondary schools on this issue. - School transport is necessary and it should be made clear that a s106 agreement will fund this. Finally, Members raised major concerns about the effect of construction traffic damage to infrastructure and the environment. This has regard to the amount of simultaneous development due to take place until 2029, including HS2. All of the above objections and comments have been made on the assumption that this is an outline application, except in respect of access.
W/19/0784	Land On The East Side Of Warwick Road, Kenilworth, WV8 1FE Reserved Matters application pursuant to condition 1 of planning permission W/17/2150 for details of appearance, landscaping, layout and scale of 125 dwellings.	Whilst fully accepting the development of this site, Members OBJECTED to this proposal for the following reasons – • Proposed road layouts within the development neither give priority to pedestrians and cyclists nor seek to achieve a 20 mph speed limit. • Connectivity of proposed cycle and pedestrian routes with those already existing, and hence the Town, is considered unacceptable. • Affordable Housing is located in one area, being furthest away from Public Transport and pedestrian links. These should be pepperpotted throughout the site, in accordance with the Local Plan. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neigh-

		bourhood Plan policy KP6A and the Local Plan In addition to these objections, Members made the following COMMENTS: • Whilst acknowledging the reason for its positioning, The LEAP play area is very close to the site entrance. This should be adequately fenced or otherwise protected. • The layout at the southern boundary is merely a thin row of trees. This neither respects the greenbelt nor creates a “soft edge” to minimise the visual impact of the development in this edge of town location and achieve compliance with Neighbourhood Plan policy KP6A (b). • Members were disappointed that there has been no development of the muted proposal to construct a pedestrian/cycle access at the Northern end of the site, to prevent an unduly lengthy deviation to travel into the Town Centre. • Members were disappointed that scant regard has been given to Environmental Building Standards, as set out in the Neighbourhood Plan policy KP15, having no regard to the spirit in which it was written. With reference to the WDC Local Plan policy SC0 “Sustainable Communities” and the Kenilworth Neighbourhood Plan policy KP15 “Environmental Standards of New Buildings” and given the UK Government’s commitment to net zero carbon emissions by 2050 and WDC’s declaration of a Climate Emergency, Kenilworth Town Council believes that these local policies should
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		be considered for all developments. This council requests that the developers address matters relating to the environmental impact of the development with the aim of the resulting properties being climate change resilient with the highest levels of energy efficiency and water efficiency, including consideration of renewable energy sources, heat pumps and EV charging points. Members were disappointed that this site has already been subject to another application, that for the first seven houses on Warwick Road (which included the LEAP). They have considered this development as a single scheme and expressly wish to note that all comments previously submitted in respect of W/19/0322 remain valid and on record.
W/19/0568	United Reformed Church, Abbey Hill, Kenilworth, CV8 1LW Disabled access ramp to the rear door of the church with handrail.	Members COMMENTED that whilst they had no reason to object, it was assumed the ramp would be designed and constructed in accordance with necessary standards for disabled access by wheelchair, mobility scooters and pedestrians.
W/19/0658	Unit 8a, Princes Drive, Kenilworth, CV8 2FD Full Planning Application; Extension of Show Room & Storage Area (B1 Use).	Members COMMENTED that that whilst they had no reason to object, it was assumed the commercial building would be developed in full compliance with all necessary standards. With reference to the WDC Local Plan policy SC0 “Sustainable Communities” and the Kenilworth Neighbourhood Plan policy KP15 “Environmental Standards of New Buildings” and given the UK Government’s commitment to net zero carbon emissions by 2050 and WDC’s declaration of a Climate Emergency, Kenilworth Town Council believes that these local policies should be considered for all developments.

		At each stage of the detailed design of the development this council requests that the developers 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.
W/19/0697	36 High Street, Kenilworth, CV8 1LZ Application for installation of a tree house, pergola, replacement boundary fence and new fencing to the northern end of the garden (retrospective).	Members COMMENTED that they registered their concern regarding the height of the treehouse and the possible damage being caused to the roots of a veteran tree (that they believed was subject to a TPO) at a Grade II Listed property.
W/19/0698 LB	36 High Street, Kenilworth, CV8 1LZ Application for installation of a tree house, pergola, replacement boundary fence and new fencing to the northern end of the garden (retrospective).	Members COMMENTED that they registered their concern regarding the height of the treehouse and the possible damage being caused to the roots of a veteran tree (that they believed was subject to a TPO) at a Grade II Listed property.
W/19/0716	2 Rouncil Lane, Kenilworth, CV8 1FF Application for the Variation of Condition No. 2 (plan numbers) of permission W/17/1709 to allow for alterations to the front windows and rear dormers.	Previous comments apply. In the absence of any further information this was assumed to be listed in error.
W/19/0812	Petrol Filling Station, 203A Warwick Road, Kenilworth, CV8 1FB Proposed display of: 2No. Internally-illuminated Canopy fascia panels, 1No. Internally-illuminated Totem sign, 4No. Internally-illuminated Spreader boxes.	Members OBJECTED to this proposal. They considered such lighting so close to housing to have a highly detrimental impact on the residential amenity, in breach of the Neighbourhood Plan, policies KP3 and KP13.

W/19/0825	25 Park Hill, Kenilworth, CV8 2JG Variation of Condition; Condition 2 (Approved Plans) of W/17/1720 – To Allow for the Inclusion of an Air Source Heat Pump & Associated Works.	Members COMMENTED that whilst they had no reason to object, they had concerns over potential noise levels, which should be taken into consideration.
W/19/0867	13 Eden Croft, Kenilworth, CV8 2BG Proposed raising of the roof by 860mm and erection of rear dormer window with a single-storey rear extension extension, raising the garage flat roof to the rear.	Members COMMENTED that their previous concerns remained and considered that the proposal still does not comply with the residential design guide with regards the scale of the extension and design of dormer windows. The changes proposed to the dimensions of the dormer windows caused greater concerns than in the previous application. With reference to the WDC Local Plan policy SC0 “Sustainable Communities” and the Kenilworth Neighbourhood Plan policy KP15 “Environmental Standards of New Buildings” and given the UK Government’s commitment to net zero carbon emissions by 2050 and WDC’s declaration of a Climate Emergency, Kenilworth Town Council believes that these local policies should be considered for all developments. At each stage of the detailed design of the development this council requests that the developers 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.
W/19/0931	234 Warwick Road, Kenilworth, CV8 1FD Erection of a two storey rear extension and single storey side extension (amended design to approved application W/12/0176). at 234 Warwick Road, Kenilworth, CV8 1FD	Members COMMENTED that they could not see evidence of the 45 degree rule being followed and sought assurance on this from Officers. With reference to the WDC Local Plan policy SC0 “Sustainable Communities” and the Kenilworth Neighbourhood Plan policy KP15 “Environmental Standards of New Buildings” and given the UK Government’s commitment to

		net zero carbon emissions by 2050 and WDC's declaration of a Climate Emergency, Kenilworth Town Council believes that these local policies should be considered for all developments. At each stage of the detailed design of the development this council requests that the developers 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.
W/19/0951	11 Tulip Tree Avenue, Kenilworth, CV8 2BU Two Storey Rear Extension and Alterations	Members COMMENTED that they could not see evidence of the 45 degree rule being followed and sought assurance on this from Officers. They also assumed that materials would be used to match existing. With reference to the WDC Local Plan policy SC0 "Sustainable Communities" and the Kenilworth Neighbourhood Plan policy KP15 "Environmental Standards of New Buildings" and given the UK Government's commitment to net zero carbon emissions by 2050 and WDC's declaration of a Climate Emergency, Kenilworth Town Council believes that these local policies should be considered for all developments. At each stage of the detailed design of the development this council requests that the developers 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.
W/19/0982	3 Park Road, Kenilworth, CV8 2GF Erection two storey extension to rear of existing dwelling.	Members COMMENTED that they were unable to assess any effect on neighbours from the information provided. They also sought assurances regarding compliance with the Design Guide. With reference to the WDC Local Plan policy SC0 "Sustainable Communities" and the Kenilworth Neighbourhood

		Plan policy KP15 “Environmental Standards of New Buildings” and given the UK Government’s commitment to net zero carbon emissions by 2050 and WDC’s declaration of a Climate Emergency, Kenilworth Town Council believes that these local policies should be considered for all developments. At each stage of the detailed design of the development this council requests that the developers 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.
W/19/1050	30 The Gardens, Kenilworth, CV8 2DX Single storey rear extension and garage conversion.	Members COMMENTED that whilst they had no reason to object, there was insufficient information to consider any effect on neighbouring properties.
W/19/1053 LB	Hazlewood, Upper Ladyes Hills, Ladyes Hills, Kenilworth, CV8 2FB 1. Replace kitchen window by white, wooden sash window to match other windows, 2. Repair roof light front of property by replacing with similar flush panes of glass or heritage roof light. 3. Removal of wall between kitchen and breakfast room. Breakfast room is part of original house; kitchen is part of an extension. 4. Chimney repairs. 5. Replace soil stack.	Members COMMENTED that they had no reason to object, providing this proposal was to the satisfaction of the Conservation Officer.
W/19/1060	18 Moorlands Avenue, Kenilworth, CV8 1HR Single storey rear and side extension	Members COMMENTED that they could not see evidence of the 45 degree rule being followed and sought assurance on this from Officers. With reference to the WDC Local Plan policy SC0 “Sustainable Communities”

		and the Kenilworth Neighbourhood Plan policy KP15 “Environmental Standards of New Buildings” and given the UK Government’s commitment to net zero carbon emissions by 2050 and WDC’s declaration of a Climate Emergency, Kenilworth Town Council believes that these local policies should be considered for all developments. At each stage of the detailed design of the development this council requests that the developers 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.
W/19/1067	46 Dalehouse Lane, Kenilworth, CV8 2HX Proposed ground floor side extension, incorporating garage/store and utility room.	Members COMMENTED that with reference to the WDC Local Plan policy SC0 “Sustainable Communities” and the Kenilworth Neighbourhood Plan policy KP15 “Environmental Standards of New Buildings” and given the UK Government’s commitment to net zero carbon emissions by 2050 and WDC’s declaration of a Climate Emergency, Kenilworth Town Council believes that these local policies should be considered for all developments. At each stage of the detailed design of the development this council requests that the developers 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.28 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.27 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Councillor P Jones agreed to attend WDC Planning Committee on 16 July 2019, to represent the Town Councils SUPPORT of:

Wootton Grange Farm House, Warwick Road, Kenilworth, CV8 1FE - W/19/0404

Replacement of existing 1.2 metre high post and rail fence with 2 metre high acoustic timber fence along front boundary.

And also the Town Councils OBJECTION to:

104 Clinton Lane, Kenilworth, CV8 1AX – W/19/0582

Application for the creation of a new parking area to the front (retrospective) and a proposed dropped kerb.

P.29 APPEALS - DECISIONS AND NOTIFICATIONS

None Received.

P.30 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates –

Contrary Decisions

None Received.

Withdrawals.

None Received.

Others.

None Received.

P.31 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

None Received.

P.32 NEXT MEETING

It was NOTED that the next scheduled meeting will be held on **Thursday 01 August 2019, following the meeting of the Town Council**, in the Council Chamber, Jubilee House, Kenilworth.

The meeting concluded at 9.50 pm.

Signed:

Dated: