

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Commencing at 9.00 pm on Thursday 12 September 2019

PRESENT: Councillor J A Dearing (Chair)

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

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

4 members of the public were present; the press was not represented.

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

P.54 **APOLOGIES**

Councillors: M F Coker (Other Business), J E P Worrall (Other Business).

P.55 **DECLARATIONS OF INTEREST**

There were no declarations of interest made.

P.56 **MINUTES**

The Minutes of the Planning Committee held on 22 August 2019 were moved, seconded, and approved.

P.57 **MATTERS ARISING**

It was NOTED that there were no matters arising.

NEW MATTERS

P.58 **PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL**

Consideration of Applications.

It was RESOLVED that:

Warwick District Council (WDC) be advised that this Council had no reason to object to the application listed below:

W/19/1313.

It was further RESOLVED that:

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

W/19/0784	Land On The East Side Of Warwick Road, Kenilworth, CV8 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.	Having regard to amended plans, Members maintained their OBJECTION 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 planned, (and hence the Town), is considered unacceptable. - Affordable Housing is located on the eastern side of the site , being furthest away from Public Transport and pedestrian links. These should be pepper potted 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 Neighbourhood 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 amended plans confirmed Members concerns. Entrance gates are located directly adjacent to a wooded area and nearby roads. These should be repositioned as far away from roads as possible. - Members were satisfied that amended plans show that the layout at the southern boundary creates an effective "soft edge" and achieves compliance with Neighbourhood Plan policy KP6A (b). However, Members noted that specialist maintenance to wildflowers and the soft border would be required. - Members were satisfied that amended plans show that pedestri-
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		an/cycle access from the North end of the site is not feasible. - Members were disappointed that the balancing pond was secured by a 1.8m solid fence. This area should be reconsidered and made into a landscape feature. - The relatively high density of proposed housing at the Northern edge is inconsistent with the rest of the development. Consideration should be given to less intensive development at this Northern edge where proposed houses back on to Swift Close. They should be more harmonious and sympathetic to neighbouring existing properties, in compliance with the Local Plan, Policy BE1. - Further clarity is required as to the exact location of the site boundary along the Northern edge with respect the garden fences of existing houses. - The single road in and out from Warwick Road is considered to constitute unsafe access and egress with a consequential effect on traffic flow. This is already a busy area, with other new development planned, including the re-located Rugby Club. An Integrated Transport Plan is therefore essential. This would consider favourably a more holistic view of traffic generated, together with cycling and pedestrian connectivity and safety, traffic speed limits, and safe crossings. - 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, the declaration of
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		Climate Emergencies by Kenilworth Town Council, WDC, and WCC, 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 remained 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/19/1433	234 Warwick Road, Kenilworth, CV8 1FD Erection of a two storey extension and single side extension (amended design to approved planning application W/14/0879). Re submission of W/19/0931.	Members COMMENTED that whereas they had no reason to object, they assumed WDC Officers would consider any adverse impact on neighbouring property from the rear. There appears to be a two storey building in the rear garden which is to be altered but not extended.

P.59 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.58 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

The Chair reported on the following application, considered by WDC Planning Committee on 10 September 2019:

W/19/0655 – Southcrest Farm (including Knoll House), Glasshouse Lane, Kenilworth

The application was granted in accordance with the recommendations in the report and addendum. (Cllr J.Dearing represented KTC Objections).

W/19/0812 – Petrol Filling Station, 203A Warwick Road, Kenilworth

The application was deferred to the next meeting to obtain photographs and clarification of lux readings of the signage in the dark because there was no evidence available relating to the objections received. (Cllr J.Worrall represented KTC Objections).

W/19/1165 – Peacock Hotel, 149 Warwick Road, Kenilworth

The application was granted in accordance with the recommendations in the report. (No KTC representation required).

W/19/0879 – 24 Fishponds Road, Kenilworth

The application was granted in accordance with the recommendations in the report and addendum. (No KTC representation required).

P.60 APPEALS - DECISIONS AND NOTIFICATIONS

Members NOTED the following update –

Application No: W/18/2258

Description: Proposed removal of condition 5 (limiting occupants of the property to relatives of the occupiers of Roundhill Farm) of permission W/13/1407 (Conversion of barn to a single dwellinghouse (resubmission of planning application W/13/0812) (Retrospective Application)).

Address: Roundhill Farm, Rouncil Lane, Kenilworth, CV8 1NN

Applicant: Mr A Bostock

Appeal DISMISSED – Conflicts with Policy H1 of Warwick District Local Plan

REFUSED by WDC Officers – Unrestricted countryside development (Policy H1 of Warwick District Local Plan (2011 – 2029))

KTC COMMENTED that this is a legal and technical matter and they have no specific opinion.

P.61 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates –

Contrary Decisions

Application No: W/19/1204

Description: Erection of single storey front, side and rear extension.

Address: 86 Whitemoor Road, Kenilworth, CV8 2BS

Applicant: Mr & Mrs Cox

REFUSED by WDC Officers. Layout and design contrary to BE1 Local Plan and Residential Design Guide.

Town Council gave an Environmental Impact COMMENT.

Withdrawals.

None Received.

Others.

None Received.

P.62 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

None Received.

P.63 NEXT MEETING

It was NOTED that the next scheduled meeting will be held on **Thursday 03 October 2019, at 7pm**, in the Council Chamber, Jubilee House, Kenilworth.

The meeting concluded at 10.10 pm.

Signed:

Dated: