

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held remotely, commencing 9.45pm, on Thursday 30 July 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, T J Drew, A J Firth, G D Hyde, P J Jones, A W Milton.

Deputy Town Clerk: N A Eaton

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

P.188 APOLOGIES

Councillors: J E P Worrall.

P.189 DECLARATIONS OF INTEREST

K S Dickson	W/20/0931	Applicant known	Personal
A W Milton	W/20/0931	Applicant known	Personal

P.190 MINUTES

The Minutes of the Planning Committee held on 08 July 2020 were moved, seconded, and approved.

P.191 MATTERS ARISING

None

NEW MATTERS

P.192 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/20/0450 Description: Application for the display of 1no. externally illuminated projecting sign, 1no. internally illuminated fascia sign, 1no.	Members COMMENTED that whilst having no reason to object, the intensity and direction of external lighting should not be excessive or otherwise cause inappropriate disturbance.

internally illuminated glass name-board, 1no. non illuminated transom panel, 1no. lantern, 5no. floodlights and 1no. hand painted text. Address: The Bear and Ragged Staff, 68 Warwick Road, Kenilworth, CV8 1HH	
Application No: W/20/0518 LB Description: Application for the display of 1no. externally illuminated projecting sign, 1no. internally illuminated fascia sign, 1no. internally illuminated glass name-board, 1no. non illuminated transom panel, 1no. lantern, 5no. floodlights, 1no. hand painted text and the refurbishment of existing transom panel and lanterns. Address: The Bear and Ragged Staff, 68 Warwick Road, Kenilworth, CV8 1HH	Members COMMENTED that whilst having no reason to object, the intensity and direction of external lighting should not be excessive or otherwise cause inappropriate disturbance.
Application No: W/20/0903 Description: Erection of two storey side extension and front porch Address: 15 Barford Road, Kenilworth, CV8 2AY	Members COMMENTED that whilst having no reason to object, Officers should ensure compliance with the Residential Design Guide. The two storey extension may be within 1 metre of the boundary. Whilst the proposed extension ridge line was not subservient, Members acknowledged this was in keeping with an extension on the neighbouring property.
Application No: W/20/0922 Description: First floor front extension, new porch canopy, single storey rear extension and garage conversion to habitable annexe (ancillary use to main dwelling) Address: 14 Lunn Avenue, Kenilworth, CV8 1DS	The Town Council has no reason to object to this application.
Application No: W/20/0931 Description: Application to vary condition 2 for application W/18/2259/LB to substitute the approved drawing 18472/01-B with drawing 18472/11, which shows a different fence line. Address: 14 High Street, Kenilworth, CV8 1LZ	The Town Council has no reason to object to this application.
Application No: W/20/0989 Description: The Application seeks full planning approval for the construction of two ponds in the	Members SUPPORTED this proposal, provided full account is taken of the comments from WCC Ecological Services.

southernmost corner of the Site, as outlined by the submitted plans. Address: Land to the East of Warwick Road, Kenilworth	
Application No: W/20/0996 Description: Demolition of existing rear conservatory and single storey side extension, and erection of single storey rear extension and two storey side extension. Address: 6 Riley Close, Kenilworth, CV8 2SN	Members COMMENTED that whilst having no reason to object, the ridge line to the proposed extension roof should be subservient, in compliance with the Residential Design Guide.
Application No: W/20/1009 Description: Erection of a part single and two storey side and rear wrap-around extension. Address: 17 Woodland Road, Kenilworth, CV8 2FJ	Members OBJECTED to this proposal. It was felt to be inappropriate scale and massing, not subservient to the original building. The single storey side extension and rear extension built onto a box dormer were considered to contravene the Residential Design Guide. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, section KP13 (General Design Principles), the Warwick District Local Plan BE1 (Layout and Design), and the Residential Design Guide (section 8). In addition to these objections, Members COMMENTED that they assume Officers will ensure that this proposal complies with the Residential Design Guide 45° rule.
Application No: W/20/1119 Description: Proposed erection of single storey side extension and bi-folding door to existing lounge. Address: 8 Fishponds Road, Kenilworth, CV8 1EX	The Town Council has no reason to object to this application.
Application No: W/20/0807 Description: Erection of a two storey front extension, single storey side extension, single and two storey rear extension and a rear dormer roof extension to facilitate a loft conversion. Address: 62 John O'Gaunt Road, Kenilworth, CV8 1DZ	Members maintained their OBJECTION to this proposal (as amended). Changes to front extension proposals are insufficient to alleviate Members already stated concerns as to inappropriate scale and massing. In reiterating previously submitted comments, Members acknowledged any advice from Officers concerning the box dormer and permitted development.

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

W/20/0903, W/20/0922, W/20/0996, W/20/1009, W/20/1119, W/20/0807

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.193 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.192 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.194 APPEALS - DECISIONS AND NOTIFICATIONS

None Received.

P.195 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates.

(1). Contrary Decisions.

None

(2). Withdrawals.

None

(3). Others.

None

P.196 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

None

P.197 NEXT MEETING

It was NOTED that the next scheduled meeting will be held remotely on Thursday 20 August 2020, at 7pm.

The meeting concluded at 10.20 pm.

Signed:

Dated: