

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9 pm, on Thursday 13 January 2022

PRESENT: Councillor K S Dickson (Chair)

Councillors: R J Barry, A G Chalmers, M F Coker, S A Cooke, A M Dearing, J A Dearing, A J Firth, G D Hyde, P J Jones, R J Spencer.

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

Two Members of the Public were present.

P.451 APOLOGIES

Councillors: A W Milton.

P.452 DECLARATIONS OF INTEREST

R J Barry	W/21/1204	Objector known	Personal
A M Dearing	W/21/1490	Applicant Known	Personal
J A Dearing	W/21/1490	Applicant Known	Personal
R J Spencer	W/21/2118	Applicant Known	Pecuniary
R J Spencer	W/21/2137	Applicant Known	Personal

P.453 MINUTES

The Minutes of the Planning Committee held on 16 December 2021 were moved, seconded, and approved.

P.454 MATTERS ARISING

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

Councillor M Coker raised a concern over the Town Council's comment on this application. This is only just outside Kenilworth and is a massive development with major effect on the greenbelt. Additional implications include any precedent set in the apparent non-compliance with both the National Planning Policy Framework and the Warwick District Local Plan.

Members AGREED that a Private Members Briefing should be arranged with the Planning Officer, prior to this application going onto the next Planning Agenda for further consideration.

NEW MATTERS

P.455 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/21/1204 Description: Erection of two storey side and rear extensions and loft conversion with rear dormer Address: 32 Littleton Close, Kenilworth, CV8 2WA	After careful consideration of all additional information and material documentation - Members OBJECTED to this proposal for the following reasons: • 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. Members made particular note of the height of the ridge line to the proposed roof, which is not subservient to the existing main house ridge height. • Car parking provision is considered inadequate, having particular regard to the loss of garage parking, allied to increased occupancy. Members noted parking was already an issue in this area. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, sections KP12 (Parking Standards), KP13 (General Design Principles) and the Warwick District Local Plan BE1 (Layout and Design), BE3 (Amenity), Parking Standards SPD and the Residential Design Guide (sections 6 and 8). In addition to these objections, Members raised the following strong concerns: • 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. • Access to property numbers 23-29 (inclusive) should be protected. • Members pointed out apparent inconsistencies in the elevation plans.
Application No: W/21/1490 Description: Erection of proposed additional storey to existing bungalow. Erection of proposed single	Having regard to amended plans, Members maintained their OBJECTION to this proposal. It was still considered to be inappropriate scale and massing, having a seriously detrimental effect on both the amenity of neighbouring property and the

storey rear extension. Proposed installation of roof lights and chimney to roof. Proposed rendering of existing house above finished floor level. Erection of proposed rear terrace. Address: 33 Inchbrook Road, Kenilworth, CV8 2EW	character of the established streetscene. The design does not harmonise with or enhance the existing neighbourhood. It is out of proportion with its surroundings. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including KP13 (General Design Principles) and the Warwick District Local Plan BE1 (Layout and Design), BE3 (Amenity), and the Residential Design Guide (section 4). In addition to these objections, Members COMMENTED that compliance with parking standards, specifically including the Kenilworth Neighbourhood Plan, section KP12 (Parking Standards) should be assessed and ensured.
Application No: W/21/2062 Description: Variation of Condition 2 (approved plans) of planning permission reference W/17/1828 (Change of use, conversion and extension of restaurant building (Use Class A3) with associated works to provide 6no. cluster flats providing a total of 23no. bedrooms for use as student accommodation) to allow for the rendering of rear elevation in lieu of approved brick finish. Address: 121-123 Warwick Road, Kenilworth, CV8 1HP	The Town Council has no reason to object to this application.
Application No: W/21/2073 Description: Conversion of flat roof to hipped-gable roof on front elevation of property. Address: 19 Villiers Road, Kenilworth, CV8 2JB	Whilst having no reason to object, Members commented that the plans and title to this application appear misleading.
Application No: W/21/2118 Description: External alterations to barn. Address: Roundshill Farm, Rouncil Lane, Kenilworth, CV8 1NN	Whilst having no reason to object, Members commented that plans indicated a café with farm shop and queried any permission required for this change of use.
Application No: W/21/2137 Description: Erection of 5 dwellings to be used as show homes and stationing of a temporary sales unit at land off Glasshouse Lane. (This application is to support a Reserved Matters application W/21/1811).	Members DEFERRED consideration of this application, pending the decision on W/21/1811 (for which an objection has been submitted).

Address: Land at, Glasshouse Lane/Crewe Lane, Kenilworth, Warwickshire	
Application No: W/21/2138 Description: Display of 3 x fascia signs to front of proposed sales cabin unit plus installation of a total of 18 flags & 6 signs within proposed sales complex. Address: Land at, Glasshouse Lane/Crewe Lane, Kenilworth, Warwickshire	Members DEFERRED consideration of this application, pending the decision on W/21/1811 (for which an objection has been submitted).
Application No: W/21/2148 Description: Variation of Conditions 2 and 3 (approved drawing numbers and matching materials) of Planning Permission ref: W/20/1595 (Reinstatement of rear dormer and roof following severe fire damage) to change the rear dormer material from hanging plain tile to a horizontal grey uPVC cladding to match the existing building (retrospective). Address: 8 Parkfield Drive, Kenilworth, CV8 2JJ	The Town Council has no reason to object to this application.
Application No: W/21/2165 Description: Variation of Condition 1 of planning application ref: W/99/0066 (Change of use of agricultural land to leisure fishing pool (retrospective), extension to residential curtilage) to allow for the retention of Permitted Development Rights for Brook farmhouse and its original curtilage. Address: Brook Farm, Stoneleigh Road, Coventry, CV4 7AB	Not considered – outside Town boundary.
Application No: W/21/2235 Description: Widening of driveway, rebuilding of existing earth retaining walls on the north side and replacement of existing rear patio to match hillside. (Resubmission W/21/0561 granted). Address: The Old Forge, Tainters Hill, Kenilworth, CV8 2GL	The Town Council has no reason to object to this application.
Application No: W/21/2236 LB	The Town Council has no reason to object to this application.

Description: Widening of drive-way, rebuilding of existing earth retaining walls on the north side and replacement of existing rear patio to match hillside. REVISED APPLICATION. Previous application W/21/0561 already granted. Address: The Old Forge, Tainters Hill, Kenilworth, CV8 2GL	
Application No: W/21/2266 Description: Erection of single storey front extension. Address: 61 Woodcote Avenue, Kenilworth, CV8 1BG	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/21/1204, W/21/1490, W/21/2073, W/21/2266.

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.

Note: Councillor R S Spencer left the room during consideration of W/21/2118

P.456 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.455 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 M Dearing was nominated and agreed to represent the Town Councils objection to W/21/1204 (32 Littleton Close).

Councillor P J Jones was nominated and agreed to represent the Town Councils objection to W/21/1490 (33 Inchbrook Road).

P.457 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.458 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/21/0624

Description: Two storey side extension

Address: 53 Malthouse Lane, Kenilworth, CV8 1AD

REFUSED by WDC Officers - overdevelopment of the site as...incongruous feature at odds with the established streetscene.

KTC had no reason to object

Application No: W/21/1439

Description: Proposed ground floor rear extension, first floor rear extension and internal alterations.

Address: 62 Priory Road, Kenilworth, CV8 1LQ

REFUSED by WDC Officers – not in keeping with streetscene....

Members COMMENTED – not in keeping with streetscene.

(2) Withdrawals.

Application No: W/21/1643 LB

Description: Refurbishment works to the external features including replacements of wood and brickwork, paint to external walls, window frames & soffits, and replace and fix guttering and replacement of a rotten roof light in the upstairs bathroom

Address: 3 Abbey Hill, Kenilworth, CV8 1LW

Application No: W/21/1865

Description: Erection of rear box dormer, 'hip to gable' roof extension and installation of 3no. front facing roof lights.

Address: 9 Nason Grove, Kenilworth, CV8 2HU

Application No: W/21/1956

Description: Proposed erection of single storey front extension to include cat slide roof. Proposed alterations to front elevation including replacement windows and doors, removal and infilling of the garage door with a window.

Address: 41 Amherst Road, Kenilworth, CV8 1AG

Application No: W/21/2005

Description: Roof cover structure over existing parking spaces.

Address: 1 Abbotsford House, Bridge Street, Kenilworth, CV8 1BP

(3) Others.

None.

P.459 CORRESPONDENCE & SPECIAL MATTERS

None.

P.460 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 03 February 2022**, following the Meeting of the Finance and General Services Committee.

The meeting concluded at 09.55 pm.

Signed:

Dated: