

**KENILWORTH TOWN COUNCIL**

**Minutes of the Meeting of the PLANNING COMMITTEE**

**Commencing at 9.16 pm on Thursday 27 February 2020**

**PRESENT:** Councillor J A Dearing (Chair)

Councillors: P Austin, R J Barry, M F Coker, A M Dearing, K S Dickson, T J Drew, A Firth, G D Hyde, J E P Worrall.

Town Clerk: Miss M S Field

Deputy Town Clerk: N A Eaton

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

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

**P.136 APOLOGIES**

Councillors: A Chalmers, S Cooke, P Jones, A Milton

**P.137 DECLARATIONS OF INTEREST**

|             |              |                 |          |
|-------------|--------------|-----------------|----------|
| J A Dearing | W/19/0655    | WDC Councillor  | Personal |
| J A Dearing | W/20/0041    | Account Holder  | Personal |
| M F Coker   | W/20/0093    | Applicant Known | Personal |
| K S Dickson | W/20/0093    | Applicant Known | Personal |
| M F Coker   | W/20/0153    | Applicant Known | Personal |
| M F Coker   | W/20/0202 LB | Applicant Known | Personal |
| K S Dickson | W/20/0202 LB | Applicant Known | Personal |

**P.138 MINUTES**

The Minutes of the Planning Committee held on 06 February 2020 were moved, seconded, and approved.

**P.139 MATTERS ARISING**

The Chair reported that with respect to W/19/2155, following receipt of further clarification, WDC were advised that the Town Council had no reason to object, with an Environmental Impact Statement also being submitted.

Members NOTED this update.

**NEW MATTERS**

**P.140 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Application No: W/19/0655</b><br/> <b>Description:</b> Demolition of two residential properties and a collection of farm buildings, and erection of a two to three storey secondary school and sixth form building and a single storey facilities management building, with associated access and egress from Glasshouse Lane, parking spaces for cars, school buses, bicycles, internal drop-off zones, sports pitches, landscaping and auxiliary outbuildings.<br/> <b>Address:</b> Southcrest Farm (including Knoll House), Glasshouse Lane, Warwickshire, CV8 2QT</p> | <p>Members COMMENTED and requested clarification on the following points;<br/> Will all of the fencing on site be “hedgehog friendly”.<br/> Can it be established where contractors will be permitted to park at the commencement of construction.<br/> Could additional signage be provided at both ends of the smaller roads (Crewe Lane, Leyes Lane, Hidcote Road) around the site, preventing site traffic from moving through these roads, and clear instructions be given to contractors regarding routes to be taken for deliveries.<br/> Could clarification be provided regarding “Normal hours” and “Out of Hours”.</p> |
| <p><b>Application No: W/20/0041</b><br/> <b>Description:</b> Replacement of existing ATM header signage.<br/> <b>Address:</b> 46-48 The Square, Kenilworth, CV8 1EB</p>                                                                                                                                                                                                                                                                                                                                                                                                         | <p>The Town Council has no reason to object to this application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Application No: W/20/0093</b><br/> <b>Description:</b> Erection of single storey side and rear wrap-around extension<br/> <b>Address:</b> 38 Rawnsley Drive, Kenilworth, CV8 2NX</p>                                                                                                                                                                                                                                                                                                                                                                                      | <p>Members COMMENTED on the choice of roofing tiles (dark grey pantiles) which have not been used in any of the neighbouring properties in the street, and queried whether the front corner of the new garage transgressed the 45 degree rule.</p>                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Application No: W/20/0141</b><br/> <b>Description:</b> Proposed widening of a dropped kerb<br/> <b>Address:</b> 133 Clinton Lane, Kenilworth, CV8 1AY</p>                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>The Town Council has no reason to object to this application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Application No: W/20/0153</b><br/> <b>Description:</b> Erection of a first floor side extension and applica-</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>The Town Council has no reason to object to this application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>tion of render to principle elevation of dwelling at first floor level.</p> <p><b>Address:</b> 8 Knightlow Close, Kenilworth, CV8 2PX</p>                                                                               |                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Application No:</b> W/20/0181</p> <p><b>Description:</b> Demolition of existing car port, erection of a new 2no car garage and a porch extension.</p> <p><b>Address:</b> 27 Convent Close, Kenilworth, CV8 2FQ</p>   | <p>Members noted that the previous permission granted in relation to this property had now expired, and COMMENTED that they considered that the garage was of a very large size in relation to the house. Members felt that there was little consideration of the street scene, which resulted in massing and a changed building density of the landscape.</p> |
| <p><b>Application No:</b> W/20/0202 LB</p> <p><b>Description:</b> The erection of an extension to the existing stone wall, timber boundary fence and gates.</p> <p><b>Address:</b> 14 High Street, Kenilworth, CV8 1LZ</p> | <p>The Town Council has no reason to object to this application.</p>                                                                                                                                                                                                                                                                                           |
| <p><b>Application No:</b> W/20/0233</p> <p><b>Description:</b> Erection of two storey front extension and single storey rear extension.</p> <p><b>Address:</b> 58 Brookside Avenue, Kenilworth, CV8 1ET</p>                | <p>Members COMMENTED that due to the dangerous location of the site in relation to the road, they did not feel that there was sufficient room on the road to have a skip, taking into account likely construction traffic. Members also requested that contractors be reminded of their responsibility to make good any damage caused to grass verges.</p>     |

In addition, the following Environmental Impact Statement would be submitted, in respect of the stated applications ;

Planning Applications:

W/20/0093, W/20/0153, W/20/0181, W/20/0233

*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.141 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.140 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

#### P.142 APPEALS - DECISIONS AND NOTIFICATIONS

None Received

P.143 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates –

Contrary Decisions

Withdrawals

**Application No: W/19/2149**

**Description:** First Floor Side/Rear Extension

**Address:** 74 Rouncil Lane, Kenilworth, CV8 1FQ

Others.

**Application No: W/19/1942**

**Description:** Change of use of the ground floor unit from retail (use class A1) to restaurant (use class A3).

**Address:** 53 Abbey End, Kenilworth, CV8 1QJ

Members OBJECTED to this proposal for the following reasons -

- Comprising part of a Primary Retail Frontage, this proposal would result in more than 25% of the total length of the frontage being non A1 use.
- In addition, the proposal would not contribute to creating a continuous non A1 frontage of more than 16 metres.
- Documentation indicates that this property has not been actively marketed for the required 12 months (in order to consider setting aside requirements of Local Plan Policy T6).

WDC Officers REFUSED planning permission –

Contrary to Local Plan Policy T6 (Retail Frontages)...The vitality of the town centre is important and it needs to be maintained and enhanced by encouraging an appropriate range of uses within which do not threaten the centre's retailing role.

P.144 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

None

P.145 NEXT MEETING

It was NOTED that the next scheduled meeting will be held on **Thursday 19 March 2020, at 7 pm**, in the Council Chamber, Jubilee House, Kenilworth.

The meeting concluded at 9.40 pm.

**Signed:** .....

**Dated:** .....