

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Commencing at 20.25 pm on Thursday 30 May 2019

PRESENT: Councillor J A Dearing (Chair from Item 2)

Councillors: R. Barry, A. Chalmers, M. Coker, S. Cooke, A. Dearing, K. Dickson, A. Firth, G. Hyde, A. Milton, J. Worrall.

Town Clerk: Miss M S Field.

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

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

P.1 ELECTION OF CHAIR

It was proposed by Councillor K Dickson, and seconded by Councillor R Barry and

RESOLVED that Councillor J A Dearing be Chairman for the ensuing year.

The Chair thanked Members for his election and outlined the format that the Committee meeting would follow.

P.2 ELECTION OF VICE-CHAIR

It was proposed by Councillor S Cooke , and seconded by Councillor A Chalmers and

RESOLVED that Councillor K S Dickson be Vice - Chairman for the ensuing year

P.3 APOLOGIES

Councillors: P Austin, T J Drew and P Jones (All -Other Business),

P.4 DECLARATIONS OF INTEREST

J Dearing	W/19/0585	Applicant known to Member	Personal
	W/19/0607	Applicant known to Member	Personal
A Dearing	W/19/0585	Applicant known to Member	Personal
	W/19/0607	Applicant known to Member	Personal
K Dickson	W/19/0562	Applicant known to Member	Personal
A Milton	W/19/0562	Applicant known to Member	Personal
A Milton	W/19/0655	Member's children attend school.	Personal
R Barry	W/19/0413	Applicant known to Member	Personal

Councillor Coker stated that receipt should be acknowledged, and it should be put on record that he, along with all Members of the Planning Committee had received a Confidential Note

from Cllr J Dearing outlining concerns and aspects relating to Planning Application W/19/0655.

P.5 MINUTES

The Minutes of the Planning Committee held on 30 April 2019 were moved, seconded, and approved.

P.6 MATTERS ARISING

It was NOTED that there were no matters arising.

NEW MATTERS

P.7 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 applications listed below:
W/19/0269, W/19/0693, W/19/0701, W/19/0703, W/19/0704 and W/19/0726.

It was further RESOLVED that:

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

W/19/0516	11 Glebe Crescent, Kenilworth, CV8 1JA Raising the roof height of an existing side garage (c300mm) and associated alterations to facilitate new disabled access, to provide an improved disabled living space.	Members were content to remove their technical objection to this application.
W/19/0499	2 The Wardens, Kenilworth, CV8 2UH Demolition of existing detached garage. Erection of 4-bed dwelling house with a detached double garage. Conversion of office/lounge to garage/office and off road parking to front of existing house	Members OBJECTED to this proposal as being contrary to LP.H1 and KNP 13 b and c – The application endeavours to shoe-horn an additional house onto garden area of the existing house and install high perimeter fencing. Further it only allows minimal space for parking with resultant safety issues in relation to manoeuvring from the site. This layout affects the character and density of the site and the residential amenity of existing and future residents

W/19/0582	104 Clinton Lane, Kenilworth, CV8 1AX Application for the creation of a new parking area to the front (retrospective) and a proposed dropped kerb.	Members OBJECTED to this proposal as being contrary to KNP13L as it results in the loss of boundary frontage important to the character of the area which this policy seeks specifically to safeguard .
W/19/0585	78a High Street, Kenilworth, CV8 1LZ Demolition of existing conservatory and metal work fence. Proposed erection of a brick wall with wooden door. Proposed repair works to existing bike shed.	Members had NO REASON TO OBJECT to this proposal subject to the Conservation Officer's agreement to, and approval of, the specified materials.
W/19/0586LB	78a High Street, Kenilworth, CV8 1LZ Demolition of existing conservatory and metal work fence. Proposed erection of a brick wall with wooden door. Proposed repair works to existing bike shed.	Members had NO REASON TO OBJECT to this proposal subject to the Conservation Officer's agreement to, and approval of, the specified materials.
W/19/0607	Lindsvlew, 43A High Street, Kenilworth, CV8 1LY Erection of side ground floor extension with covered terrace suspended above ground level.	Members COMMENTED that they felt that the proposed materials were out of keeping with the Conservation Area, in particular having regard to the views to and from Abbey Fields. Members wished to draw the Officers' and Conservation Officers attention to the very sensitive site, as they were concerned that the proposal would affect the character and amenity value of this area. Members also had concerns about the proposal being visually intrusive and felt that there were inadequate photographs or sketches to show the true nature of the structure from Abbey Fields.
W/19/0655	Southcrest Farm (including Knoll House), Glasshouse Lane, Warwickshire, CV8 2QT Demolition of two residen-	Members DEFERRED this major application until their next Planning Meeting on 20 June.

	tial 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	
W/19/0659	45 Beehive Hill, Kenilworth, CV8 1BY Enlarged Porch to previously approved application W/15/1648	Members had No Reason to Object to the Application, however COMMENTED that its design specifications did not appear to be in keeping with the Residential Design Guide and would ask Officers to address this.
W/19/0706	27 Towers Close, Kenilworth, CV8 1FG Proposed single storey front extension.	Members had No Reason to Object to the application, however asked that Officers look at the relationship of the dwelling to the neighbouring properties as they were concerned as whether there would be any effect on their light.
W/19/0723	18 Rose Croft, Kenilworth, CV8 1AF New 2m high fence to site boundary with highway	Members OBJECTED to the proposal as being contrary to LP B1 a, BE1c, KNP13 b and LP TRA 1a Rose Croft is essentially an open plan development and 2m fence along the street boundary would be totally out of keeping with the area and a such the guidance. Further as it is situated on a bend this will also reduce visibility and increase traffic danger
W/19/0788	51 Randall Road, Kenilworth, CV8 1JX Garden room at the bottom of the garden. Concrete foundation, brick & block walls, timber frame roof tiled	Members COMMENTED that they had concerns about the height of the imposing building, and would draw to the Officers attention their concerns that the overall height is above the local fence line and may set a precedent.
W/19/0562	7 and 8 Pears Close, Kenilworth, CV8 1BS	After members had considered the amended plans, they decided to maintain their OBJECTION and

	Construction of five detached dwellings, a double garage and a car port, creation of a new access and all associated works including the demolition of a dwelling (no.8 Pears Close) and demolition of a single storey extension at no.7 Pears Close.	supported the comments made by the previous KTC Planning Committee, in particular that the application was contrary to Policy KNP 13b.
--	---	--

P.8 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.7 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.9 APPEALS - DECISIONS AND NOTIFICATIONS

Members NOTED the following Notification of Appeal (Against Refusal) –

Appeal Notification

Address of site to which the appeal relates: 24 Rounds Hill, Kenilworth, CV8 1DU

Proposed development: Erection of a first floor front extension and single storey rear extension.

Appeal reference number: APP/T3725/D/19/3227028

Appeal Start Date: 07/05/2019

REFUSED by WDC Officers – Detrimental impact on neighbours....breaches 45° rule.
KTC had No Reason to Object.

P.10 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates –

(1) Contrary Decisions.

Application No: W/19/0352

Description: Erection of a single storey rear extension following demolition of existing flat roof extension.

Address: 55 Finham Road, Kenilworth, CV8 2HY

REFUSED by WDC Officers – Detrimental to neighbouring property, breaches 45° rule.

KTC Members had No Reason to Object

(2). Withdrawals.

Application No: W/19/0476

Description: Single storey rear extension

Address: Hope Barn, Dalehouse Lane, Kenilworth, CV8 2JZ

Application No: W/19/0619

Description: Variation of condition numbers 3 (provision of sample materials) and 7 (provision of a construction method statement) for application reference W/17/1828 to amend the wording so that the details are not required prior to commencement of works on site.

Address: 121-123 Warwick Road, Kenilworth, CV8 1HP

(3). Others.

Application No: W/19/0358

Description: Erection of an outbuilding in rear garden.

Address: 14 Roseland Road, Kenilworth, CV8 1GB

REFUSED by WDC Officers - unacceptable adverse impact on the amenity of nearby uses and residents and does not provide acceptable standards of amenity for future.

KTC Members OBJECTED to anything bigger than permitted development in such a sensitive area.

This proposed structure is higher than permitted development and was considered to affect the amenity of the neighbour.

Application No: W/19/0404

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

Address: Wootton Grange Farm House, Warwick Road, Kenilworth, CV8 1FE

APPROVED by WDC Officers

KTC Members unanimously SUPPORTED this proposal.

They fully recognised the adverse impact of the new development opposite and its effect on the amenity of this property.

P.11 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

The Clerk advised that as Members had Deferred Planning Application W/19/0655 there was an opportunity to receive a private briefing from a WDC Officer – Andrew Cornfoot, who works on the East of Kenilworth Development Brief, and would give Members an overview of the application and may be able to answer some of Members’ queries in relation to the application. (The Planning Officer for this application is on leave until 26 June.) The briefing could take place at 6pm on Thursday 20 June.

Members considered this request and it was proposed, seconded and unanimously

RESOLVED to ask the Clerk to confirm the briefing meeting with WDC Officers and thank them for the offer of delivering this.

P.12 NEXT MEETING

It was NOTED that, the next scheduled meeting will be held on Thursday 20 June 2019, following the full meeting of the Town Council at 7pm in the Council Chamber, Jubilee House, Kenilworth.

The meeting concluded at 21.52.

Signed:

Dated: