

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Commencing at 9.19 pm on Thursday 20 June 2019

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, J E P Worrall.

Town Clerk: Miss M S Field.

Deputy Town Clerk: Mr N A Eaton.

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

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

P.13 APOLOGIES

There were no apologies made (full attendance).

P.14 DECLARATIONS OF INTEREST

P J Jones	W/19/0599	Neighbour	Personal
A W Milton	W/19/0665	Children attend School. Some Objectors known	Personal
A M Dearing	W/19/0720	Neighbour. Shared private road.	Personal
J A Dearing	W/19/0720	Neighbour. Shared private road.	Personal
A G Chalmers	W/19/0769	Children attend adjacent School	Personal
K S Dickson	W/19/0801	Husband Trustee of Centre	Personal
A W Milton	W/19/0801	Previous supporter of Centre.	Personal
K S Dickson	W/19/0879	Applicant known to me.	Personal

P.15 MINUTES

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

P.16 MATTERS ARISING

It was NOTED that there were no matters arising.

NEW MATTERS

P.17 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/19/0442, W/19/0696, W/19/0716, W/19/0734, W/19/0745, W/19/0821, W/19/0842, W/19/0845, W/19/0899, W/19/0920, W/19/0952.

It was further RESOLVED that:

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

W/19/0655	Southcrest Farm (including Knoll House), Glasshouse Lane, Warwickshire, CV8 2QT 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.	Members OBJECTED to this proposal. Kenilworth Town Council welcomes the plans to build a new school to serve Kenilworth in compliance with the Local and Neighbourhood plans. However, following detailed discussions that included opinions given by local residents, outside experts on traffic planning and sustainable buildings, and information from WDC Planning Officers, Members object to this application in its current form. It was disappointing not to be able to review the proposal in the light of the final versions of the WDC East of Kenilworth Development Brief and Developer Design Framework SPD, both of which were unavailable. The objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP4 (Land East of Kenilworth), KP8 (Traffic), KP9 (Cycle Routes), KP11 (Footpaths) and KP12 (Parking Standards). - Members had no confidence in the existing traffic flow model predictions based on very limited real data (one week in July 2017) that appear to make no reference to projected increases in car ownership in eastern Kenilworth, nor the combined effect of those increased car movements with the large numbers of vehicle movements to and from the school on potential traffic congestion in, for
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		example, Dalehouse Lane, Glasshouse Lane, Birches Lane and St John's gyratory. Overall, a more holistic view is needed of traffic generated. - Members were concerned about access and egress and its consequential effect on traffic. Parking layout and provision on site for drop-off/pick-up zones for hundreds of vehicle movements per day were considered inadequate, causing increased likelihood of congestion and non-planned parking in residential roads. - It was disappointing to see no assessment of the projected traffic flows on accident risk in roads adjacent to the site, particularly the dangerous junction where Knowle Hill, Glasshouse Lane, Hidcote Road and Crewe Lane meet. - Main access provision should be for walking and cycling, with traffic subservient. The two main entrance routes should have expanded and dedicated cycleway provision. The importance of safe cycling routes for students arriving from more outerlying areas was noted, whereas no cycle paths are guaranteed in the existing proposal. - No provision or proposal is made to create new dedicated cycle routes to connect the school with existing and new residential areas, along with the Town centre. - There is no clear information about crossing points across Glasshouse Lane for pedestrians and cyclists, nor disabled access to the site without using a car. - Specifically, there is no clear access point for a 'green corridor', forming a linear route linking the school site and local centre and also connecting to pedestrian and cycle routes through the eastern development. This is considered a key requirement and benefit in the Neighbourhood Plan. - Electric vehicle parking and charging facilities on site were
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		considered inadequate. In addition to these objections, Members made the following COMMENTS: - In terms of children's best interests (NPPF 2018/NPPG), Members felt that the application does not fully consider the impact on their wellbeing throughout the lifetime of the building (up to 30000 children in the 21st century), specifically with regards poor air quality, noise, accident risk and contributions to a net zero carbon future. In this respect it fails to address UN Sustainable Development Goals 9, 11, 12 and 13 that cover innovation and infrastructure, sustainable communities, sustainable consumption and climate action. - Specifically, there is no explicit assessment of the impact of the school on its own pupils, students and staff with respect noise, safety and potential air pollution from the A46 and daily movements of vehicles in and out of the site. The air quality predictions combined partial data (no data for particulates) with traffic models seemingly based on inadequate assumptions, and there is no assessment of accident risk (as noted above). - In terms of existing and emerging development plans (NPPF 2018/NPPG), the application fails to fully consider the proposed adjacent primary school, planned increase in local and regional housing, new road layouts, planned commercial zoning and the associated projections for population and traffic as set down in the WDC Local Plan. - It also fails to fully address the issue of the need for climate change mitigation through design and materials aimed at reducing energy usage and enhancing the performance gap as net zero carbon objectives are rapidly pursued
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		nationally and regionally. - The application ignores the 2018 NPPF (which it is based on) and Neighbourhood Plan KP 15 which encourages the incorporation of the highest environmental standards of building design and performance. Members were disappointed that the opportunity is not being taken to adopt higher environmental standards of building design and energy performance (such as Passivhaus). Every effort to minimise energy and water consumption should be considered, including rainwater harvesting. This would not only set a precedent for such large developments but clearly be in the interest of students attending the school. - In this context, the application fails to address WDC Policy CC3 which requires non-residential development on this scale to achieve a minimum BREEAM Standard of 'very good' and to consider the incorporation of decentralised heating networks, such as Combined Heat and Power. A decentralised heating network would be beneficial for eastern Kenilworth and the pursuit of net zero carbon by 2050. - As noted above, it was felt that inadequate priority is being given to pedestrians and cyclists. In particular, there is a pessimistic view of the anticipated increase in cycling, with resulting low levels of provision. - Existing WCC cycle routes including Glasshouse Lane are a vital issue. This application will potentially block an existing cycleway, setting an extremely poor precedent. - Proposed on site cycle storage was considered insecure. It should be positioned nearer the school and both main access points. Adequate personal locker and storage space for students is essential to facilitate walking/cycling, particularly in adverse weather.
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W/18/2123	200 Warwick Road, Kenilworth, CV8 1HU Outline planning application (all matters reserved) for up to 5 dwellings and associated works.	Members OBJECTED to this proposal. Vehicular access to the site was not considered safe, being a dangerous entrance in an area subject to frequent and increasing congestion. Members felt this matter should be further considered by the Highways Authority, based on an increased number of proposed dwellings. In addition, no pedestrian access was indicated, presenting additional potential issues on this difficult access.
W/19/0599	26 Crackley Hill, Coventry Road, Kenilworth, CV8 2FP Conversion of double garage with store and toilet on first floor to form disabled unit for elderly persons.	Members COMMENTED that they had no reason to object, provided that this conversion forms part of No 26 and that a condition should be placed requiring that it remains so.
W/19/0635	1 Castle Hill, Kenilworth, CV8 1NB Erection of a single storey 1 bedroom dwelling to the grounds of 1 Castle Hill, Kenilworth	Members OBJECTED to this proposal. It was considered to be inappropriate development in a listed garden, in explicit contravention of the Kenilworth Neighbourhood Plan, Policy KP13J.
W/19/0636 LB	1 Castle Hill, Kenilworth, CV8 1NB Erection of a single storey 1 bedroom dwelling to the grounds of 1 Castle Hill, Kenilworth	Members OBJECTED to this proposal. It was considered to be inappropriate development in a listed garden, in explicit contravention of the Kenilworth Neighbourhood Plan, Policy KP13J.
W/19/0649	17 Birches Lane, Kenilworth, CV8 2AB Erection of two storey rear extension.	Members COMMENTED that whereas they had no reason to object, the proposed extension appears to have a flat roof and were concerned to ensure compliance with the Residential Design Guide.
W/19/0720	Hammonds Barn, Purlieu Lane, Kenilworth Change of use of agricultural barn to livery stables and	Members COMMENTED that whereas they had no reason to object, this proposal was in a very sensitive area, in close proximity to the Castle. Access and parking

	adjoining land to equestrian use.	issues needed to be considered carefully.
W/19/0769	Corner of Princes Drive, Coventry Road, Kenilworth Variation of Condition 2 (Approved Plans) of planning permission W/18/1372 for the erection of a four bedroom dwelling with associated amenity and parking.	Members COMMENTED that whereas they had no reason to object, amendments to window openings and the addition of a conservatory made the overlooking of school playing fields even more pronounced. In addition, it was noted that the proposed garage abuts directly onto the site boundary.
W/19/0801	The Kenilworth Centre, Abbey End, Kenilworth, CV8 1QJ Advertisement consent for Black acrylic letterings with the name of our community centre on the front and side of the building. Stand off fixings 6400 x 526 x 5mm.	The Town Council SUPPORTS this application.
W/19/0859	55 Woodland Road, Kenilworth, CV8 2FJ Erection of single storey rear gable extension. Single storey side with lean to tiled roof forming utility room and flat roofed link to existing garage conversion.	Members COMMENTED that whereas they had no reason to object, they were concerned to ensure compliance with the 45° rule and queried whether any adjacent windows were in habitable rooms.
W/19/0867	13 Eden Croft, Kenilworth, CV8 2BG Proposed raising of the roof by 860mm and erection of rear dormer window with a single-storey rear extension extension, raising the garage flat roof to the rear.	Members COMMENTED that whereas they had no reason to object, the dormer appeared too close to the roof line, which in turn affects the streetscene due to its increased height. Members were concerned to ensure compliance with the Residential Design Guide.
W/19/0879	24 Fishponds Road, Kenilworth, CV8 1EZ Erection of a two storey side and single storey rear extension.	Members COMMENTED that whereas they had no reason to object, they were concerned to ensure compliance with the 45° rule.

W/19/0881	53 Amherst Road, Kenilworth, CV8 1AG Two storey side extension and single storey rear extension	Members COMMENTED that whereas they had no reason to object, this proposal appeared to exceed the 2/3 of original property size rule. The extension would not be subservient to the house. The roof may also be too high. Concern was expressed to ensure compliance with the Residential Design Guide.
W/19/0914	44 Randall Road, Kenilworth, CV8 1JY 2 storey side extension	Members COMMENTED that whereas they had no reason to object, this two storey extension appeared to be within 1 metre of the boundary.
W/19/0607	Lindsvie, 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/19/0919	13 Lower Ladyes Hills, Kenilworth, CV8 2GN Single storey rear extension	Members COMMENTED that whereas they had no reason to object, they were concerned to ensure compliance with the 45° rule.

P.18 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.17 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.19 APPEALS - DECISIONS AND NOTIFICATIONS

None Received.

P.20 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates –

Contrary Decisions

None Received.

Withdrawals.

Application No: W/19/0552

Description: Erection of a single storey side extension and porch following the demolition of the existing.

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

Others.

Application No: W/19/0562

Description: 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.

Address: 7 and 8 Pears Close, Kenilworth, CV8 1BS

REFUSED by WDC Officers. Contrary to Local Plan – multiple issues.

KTC Members OBJECTED – Multiple issues.

P.21 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

For early information, notification of the following Major Applications have been received. These will be placed on a future Planning Committee Agenda –

Application No: W/18/0643

Description: Site clearance and mixed-use development of land at Kings Hill for the provision of up to 2,500 dwellings (Use Class C3), 4,000 sq.m. of mixed use floorspace (Use Classes A1, A3, A4, C2, D1 and D2) in a district centre, a primary school, a secondary school, formal and informal open space and enabling infrastructure including new roads within the site and improvements to the existing road junction at Stoneleigh Road. Outline application with all matters reserved except for access.

Address: Land at Kings Hill Lane, Stoneleigh

Applicant: Lioncourt Strategic Land Limited, Lioncourt Homes (Development No.17) Limited De

Access: [Link to on-line application documents](#)

Application No: W/19/0784

Description: Reserved Matters application pursuant to condition 1 of planning permission W/17/2150 for details of appearance, landscaping, layout and scale of 125 dwellings.

Address: Land On The East Side Of Warwick Road, Kenilworth, WV8 1FE

Applicant: Bovis Homes Ltd

Access: [Link to on-line application documents](#)

P.22 NEXT MEETING

It was NOTED that the next scheduled meeting will be held on **Thursday 11 July 2019, following the Meeting of the Finance and General Services Committee**, in the Council Chamber, Jubilee House, Kenilworth.

The meeting concluded at 10.55 pm.

Signed:

Dated: