

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Commencing at 7.00 pm on Thursday 22 August 2019

PRESENT: Councillor J A Dearing (Chair)

Councillors: P Austin, R J Barry, A G Chalmers, M F Coker, A M Dearing, K S Dickson, T J Drew, A J Firth, P J Jones, A W Milton, J E P Worrall.

Deputy Town Clerk: N A Eaton.

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

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

P.44 **APOLOGIES**

Councillors: S A Cooke (Other Business), G D Hyde (Other Business).

P.45 **DECLARATIONS OF INTEREST**

K S Dickson W/19/0879 Applicant known to Member Personal

There was a general Declaration of Personal Interest from all Members of Warwick District Council, in respect of W/19/1200.

P.46 **MINUTES**

The Minutes of the Planning Committee held on 01 August 2019 were moved, seconded, and approved.

P.47 **MATTERS ARISING**

The Chair reported on positive feedback from WDC Planning Officers concerning Environmental Impact Statements. These were considered useful, not only where specifically linked to statements in the Neighbourhood Plan (NP), but also where setting out the spirit in which the NP was written (minute P.37 refers).

The Chair reported that progress on public speaking issues remained ongoing (minute P.42 refers).

W/19/0784 - Land East of Warwick Road, Kenilworth.

The Chair reported on a request received from representatives of Bovis, requesting a meeting to explain their consideration of Town Council objections. Their stated purpose is to ideally reach agreement and have those objections withdrawn. The Chair explained that a response has been sent, declining the request to meet on these terms. This would set a precedent. A due process already existed and this does not include responding to comments received after decisions have been made.

Members NOTED these updates.

NEW MATTERS

P.48 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

Consideration of Applications.

It was RESOLVED that:

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

W/19/0879	24 Fishponds Road, Kenilworth, CV8 1EZ Erection of a Part first floor front and rear extension. Part two storey rear and single storey rear extensions with associated pitched roofs. Amendments proposed from original plan.	The Town Council DEFERRED any comment on this application, until a narrative is provided giving a clear description of all amendments. Whilst Members appreciate the difficulty any delay may present to applicants and have no intention to slow the process, they need full information in order to duly assess.
W/19/1106	6 Queens Road, Kenilworth, CV8 1JQ Proposed erection of a two storey rear extension to dwelling house and garage conversion.	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.
W/19/1199	13 Eden Croft, Kenilworth, CV8 2BG Proposed raising of the roof and inserting first floor accommodation with a single-storey rear extension extension, and lifting the garage flat roof to the side. Revised planning application to that withdrawn, W19/0867. Revisions are that the roof extension to ridge-line is reduced, the roof is to be lifted only over the main body of	Members OBJECTED to this proposal. They considered its design to conflict with the Streetscene and therefore fails to harmonise with the existing settlement. This is in contravention of the Kenilworth Neighbourhood Plan, section KP13 and the Warwick District Local Plan section BE1.

	the house and the side roof to the garage/utility is to be lifted.	
W/19/1200	Land at SouthCrest Farm, Crewe Lane, Kenilworth, CV8 2DG Demolition of existing dwelling house and out-buildings and residential development of up to 99 dwellings including the creation of a new vehicular access, open space, landscape planting and surface water attenuation (all matters reserved except access).	Members OBJECTED to this proposal. Kenilworth Town Council has no issue with the development in principle, in accordance with the Local Plan. However, Members object to this application for the following reasons: • The single road in and out from Glasshouse Lane is considered to constitute unsafe access and egress with a consequential effect on traffic flow. This is already a busy area, with much new development planned, including the new Kenilworth School. An Integrated Transport Plan is therefore essential. This would consider favourably a more holistic view of traffic generated, together with cycling and pedestrian connectivity and safety, traffic speed limits, and safe crossings. Members specifically highlighted the dangers presented by the poor road view, due to the brow of the hill at the nearby Crew Lane/Hidcote Rd junction. • Children's play spaces were considered inadequate and poorly located. A proposed children's play area is next to a pond. This should be more centrally located, although Members appreciated this may mean fewer houses. • Cycle lane provision was not considered adequate. Cycling provision should be included on the proposed plan, especially along the Glasshouse Lane side of the development as proposed by Warwick County Council. • The proposed plan does not follow street design principles set out in the Land East of Kenilworth Development Brief. Specifically, it includes some roads without pedestrian pavements. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, section KP4 (Land East of Kenilworth), KP8 (Traffic), KP9 (Cycle Routes), KP11

		(Footpaths) and the Warwick District Local Plan section SC0 and the revised Land East of Kenilworth Development Brief. In addition to these objections, Members made the following COMMENTS: • Fewer houses would enable better integration and layout of affordable housing, • The proposed plan has limited provision for bungalows which is at odds with the indicative plan in the Land East of Kenilworth Development Brief. • Concerns were raised about the two balancing ponds from the viewpoint of maintaining high aesthetic quality at periods of both low and high-water levels. • Connectivity to local shops/services (e.g Leyes Lane) is poor for some of the furthest away properties. Further consideration should be given to routes for pedestrians and cyclists, both within the estate and interconnecting with the Town across Glasshouse Lane. • With reference to the WDC Warwick District Council 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 achieving a net zero carbon development and in ensuring that water efficiency is optimised in line with policy FW3 of the Warwick District Council Local Plan.
W/19/1204	86 Whitemoor Road, Kenilworth, CV8 2BS Erection of single storey front, side and rear extension.	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.

W/19/1226	7 and 8 Pears Close, Kenilworth, CV8 1BS Construction of four detached dwellings and a double garage, 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 (resubmission of W/19/0562).	Despite the various alterations included in this fourth application, Kenilworth Town Council confirms its previous objection on the basis that the application is contrary to the Local Plan Policy H1 because the development on garden land does not reinforce or harmonise with the established character of Pears Close. The design and layout is not respectful of the area including its effect on No 9 and the adjoining Gloster Drive which is contrary to the Kenilworth Neighbourhood Plan policy KP13(b); the proposals do not fit with the symmetry or character of the area; the high density of housing will lead to domination of car parking provision contrary to parking standards SPD para 2.23 and the danger of further street parking which is already overburdened by on street parking due to its proximity with Abbey Fields and High Street with further adverse impact on the Streetscene; the loss of two of the remaining trees completes the removal of seven trees with TPOs from this site following the previous mistaken removal of five all of which were an essential part of the character of this area. We are also concerned by the flood risk and have highways safety concerns with the danger of tandem parking and the additional traffic which will be generated. In addition to these objections, Members COMMENTED that there is no connection between Pears Close and the nearby Gloster Drive, which is referred to in the Design and Access Statement. However, Members did note that any proposed development would be on a higher level and directly overlook property in Gloster Drive.
W/19/1227	Alanza, 6 Orchard Lane, Kenilworth, CV8 2AN Erection of proposed first floor roof extension, rear single storey extension and raising of a patio together with miscellaneous changes to the house.	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.
W/19/1248	5 Highland Road, Kenilworth, CV8 2EU Proposed erection of single storey side and rear extension to the original dwelling house. Materials used in any exterior work to be of a similar appearance to the existing dwelling house.	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.49 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.48 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.50 APPEALS - DECISIONS AND NOTIFICATIONS

None Received.

P.51 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates –

Contrary Decisions

None Received.

Withdrawals.

None Received.

Others.

None Received.

P.52 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

None Received

P.53 NEXT MEETING

It was NOTED that the next scheduled meeting will be held on **Thursday 12 September 2019, following the Meeting of the Town Council**, in the Council Chamber, Jubilee House, Kenilworth.

The meeting concluded at 8.15 pm.

Signed:

Dated: