

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Commencing at 7.00 pm on Thursday 03 October 2019

PRESENT: Councillor J A Dearing (Chair)

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

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

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

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

P.64 APOLOGIES

Councillors: P Austin (other business), S A Cooke (other business), A M Dearing (other business), A J Firth (other business).

P.65 DECLARATIONS OF INTEREST

J A Dearing	W/19/1455	Applicant known to Member	Personal
K S Dickson	W/19/1528	Applicant known to Member	Personal
A W Milton	W/19/1528	Supporter known to Member	Personal

P.66 MINUTES

The Minutes of the Planning Committee held on 12 September 2019 were moved, seconded, and approved.

P.67 MATTERS ARISING

It was NOTED that there were no matters arising.

NEW MATTERS

P.68 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 application listed below:

W/19/1525.

It was further RESOLVED that:

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

Application No: W/19/1268 Description: Erection of a single storey side courtyard infill extension Address: 12 Clarendon Road, Kenilworth, CV8 1HZ	* Generic Environmental Impact Statement
Application No: W/19/1385 Description: Erection of a two-storey front extension and single-storey replacement side extension (Amendment to previously approved application W/17/2115) Address: 30 Crackley Hill, Coventry Road, Kenilworth, CV8 2FP	* Generic Environmental Impact Statement
Application No: W/19/1426 Description: Erection of a proposed single storey rear extension Address: 13 Villiers Road, Kenilworth, CV8 2JB	Members OBJECTED to this proposal for the following material considerations: - The extension does not appear to comply with the Residential Design Guide 45° rule. - Due to its length and height, the extension would represent undesirable massing. - Due to its length, the extension appears to transgress the minimum distance rule (fig 15 of the Residential Design Guide) with respect the neighbouring property beyond the bottom end of the garden. In addition to these objections, Members made the following COMMENTS: - The pitched roof adds significant height to this single storey extension. - The gradient of the land exacerbates the impact of this extension. - Officers attention is drawn to the published objection from No 11. This was considered to contain matters warranting further investigation. In particular, Members noted the remarks concerning an email from No15 that had not reached the portal at the time of the meeting.
Application No: W/19/1455 Description: Single storey side / rear extension part garage conversion, internal alterations and new raised patio with steps and balustrading	* Generic Environmental Impact Statement

Address: 3 Malthouse Lane, Kenilworth, CV8 1AB	
Application No: W/19/1507 Description: Proposed erection of two storey side and rear extension and single storey rear extension. Address: 1 Lindisfarne Drive, Kenilworth, CV8 2PQ	* Generic Environmental Impact Statement
Application No: W/19/1523 Description: Erection of small scale dormer window and a sun roof window at the rear elevation. Address: 6 Castle Road, Kenilworth, CV8 1NG	Members COMMENTED that whereas they had no reason to object, the roof dormer did not appear subservient, in technical breach of Residential Design Guide, fig 21. Members also noted a reference to external rendering in the Conservation Statement and assumed this was in error. * Generic Environmental Impact Statement
Application No: W/19/1528 Description: Replacement of full height glazing on east elevation, with timber panels and windows above. Address: The Tractor Shed, Warwick Road, Kenilworth, CV8 1FE	* Generic Environmental Impact Statement
Application No: W/19/1555 Description: Proposed erection of single storey front, side and rear extension. Address: 86 Whitemoor Road, Kenilworth, CV8 2BS	Members COMMENTED that whereas they had no reason to object, the side extension still did not appear to be subservient. A decrease in width was apparent but it was still not stepped back from the main building. Members also noted the pitched roof. * Generic Environmental Impact Statement
Application No: W/19/1587 Description: Loft conversion to provide new bedroom. New stairs position. Address: 70 Warwick Road, Kenilworth, CV8 1HH	* Generic Environmental Impact Statement

* Generic Environmental Impact Statement - *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.69 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.68 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Members Agreed that the following Members would represent KTC Objections to the following applications, to be considered by WDC Planning Committee on 08 October 2019 -

7,8 Pears Close	M F Coker
13 Eden Croft	K S Dickson
Texaco Petrol Station, Warwick Road	K S Dickson
200 Warwick Road	K S Dickson

P.70 APPEALS - DECISIONS AND NOTIFICATIONS

None

P.71 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates –

Contrary Decisions

None Received.

Withdrawals.

Application No: W/19/0720

Description: Change of use of agricultural barn to livery stables and adjoining land to equestrian use.

Address: Hammonds Barn, Purlieu Lane, Kenilworth

Applicant: Mr. Alan Malik

Others.

None Received.

GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

P.72 Land East of Kenilworth Design Brief – Thickthorn Close

Members considered correspondence from the Kenilworth Residents Group, including concerns as to the potential use of Thickthorn Close to access the proposed housing and a primary school.

It was proposed, seconded and:

RESOLVED that:

Having considered documentation from The Kenilworth Residents Group (KRG) concerning the WDC's Design Brief regarding Land East of Kenilworth, and in particular the sites being accessed from Thickthorn Close, Members supported the general theme of concerns raised. They will therefore write to WDC, requesting that their Executive look again at the Land East of Kenilworth Design Brief.

P.73 Street Cafe Application - Ego Restaurant (part V11 Highways Act 1980)

Members considered an application made to Warwickshire County Council, to place tables and chairs on the public highway outside EGO Restaurant, 29 The Square, Kenilworth CV8 1EF.

It was RESOLVED that:

Members OBJECTED to this proposal.

They are already concerned about congestion on pavements in Warwick Road and felt this will clearly exacerbate that problem.

With regard to pavement congestion, Members wished to formally note the existing problems with advertising boards (A Boards) along Warwick Road. They felt that these should be controlled by WCC, in compliance with your published Service Standards and having regard to the "Code of Practice for Controlling 'A' Boards and Displays of Goods on the Highway Pavements in Warwickshire".

In addition, Members were concerned by air quality issues. Diners would be eating within an area designated as an Air Quality Management Zone, due to traffic pollution.

P.74 NEXT MEETING

It was NOTED that the next scheduled meeting will be held on **Thursday 24 October 2019, following the Meeting of the Town Council**, in the Council Chamber, Jubilee House, Kenilworth.

The meeting concluded at 8.15 pm.

Signed:

Dated: