

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Commencing at 9.29 pm on Thursday 24 October 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, P J Jones, A W Milton, J E P Worrall.

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

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

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

P.75 **APOLOGIES**

Councillors: G D Hyde (Other Business).

P.76 **DECLARATIONS OF INTEREST**

K S Dickson	W/19/1558	Neighbour access to site	Personal
A M Dearing	W/19/1649	Neighbour	Personal
J A Dearing	W/19/1649	Neighbour	Personal
M F Coker	W/19/1711	Neighbouring property	Personal

P.77 **MINUTES**

The Minutes of the Planning Committee held on 03 October 2019 were moved, seconded, and approved.

P.78 **MATTERS ARISING**

It was NOTED that there were no matters arising.

NEW MATTERS

P.79 **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:

Application No: W/19/0635 Description: Erection of a single storey 1 bedroom dwelling to the grounds. Address: 1 Castle Hill, Kenilworth, CV8 1NB	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.
Application No: W/19/1320 Description: Proposed internal and external alterations to existing listed building, conversion of existing outbuildings to a home office and installation of new double gates to the front and side of the property. Address: Old Manor, Manor Road, Kenilworth, CV8 2GJ	Although supportive and sympathetic to the project, Members OBJECTED to this proposal for the following reasons - • The Jacobean Porch with side timbers is an important feature of this dwelling and should not be enclosed. • The front entrance gates should not be solid. The maintenance of a view of this property is an important feature of the streetscene. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13 (b). In addition to these objections, Members made the following COMMENTS: • There was some confusion in deposited documents as to the number of windows to be replaced. Members referred this to the attention of the Conservation Officer. • 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.
Application No: W/19/1321 LB Description: Proposed internal and external alterations to existing listed building, conversion of existing outbuildings to a home office and installation of new double gates to the front and side of the property. Address: Old Manor, Manor Road, Kenilworth, CV8 2GJ	Although supportive and sympathetic to the project, Members OBJECTED to this proposal for the following reasons - • The Jacobean Porch with side timbers is an important feature of this dwelling and should not be enclosed. • The front entrance gates should not be solid. The

	maintenance of a view of this property is an important feature of the streetscene. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13 (b). In addition to these objections, Members made the following COMMENTS: • There was some confusion in deposited documents as to the number of windows to be replaced. Members referred this to the attention of the Conservation Officer. • 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.
Application No: W/19/1354 Description: Variation of Condition 2 (approved plans) of Planning Permission W/18/2195 to provide design changes to the rear elevation of the building consisting of provision of flat roof in lieu of approved pitched roof, revision to roof terrace area to rear and associated internal and external alterations. Address: Store and Premises, 78 Warwick Road, Kenilworth, CV8 1HL	Members COMMENTED that whereas they had no reason to object, they wished to draw Officers attention to ensure any flat roof complies with the Residential Design Guide (Fig 6). 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.
Application No: W/19/1558 Description: Proposed erection of a detached dormer bungalow, with access from Warwick Road. Address: Land rear of 14 - 16 Randall Road, Kenilworth, CV8 1JY	Members OBJECTED to this proposal for the following reasons: • The application is detrimental to the character of the site and its immediate surroundings without precedent. • This proposal is effectively a garden/back land development, neither harmonising nor reinforcing

	ing the established character of the street. • Access is via a shared access path (for which no agreement from neighbours exists); it is restrictively narrow for vehicles and presents considerable pedestrian safety issues. There is no precedent for using the path in this way, which would have the potential for obstructions. This access is unlikely to be suitable for emergency, refuse and delivery vehicles as well as construction traffic. • Stated access issues present a substantial impact on the residential amenity of future residents. • Ecological damage to the detriment of an important wildlife area in the centre of the Town and the mitigation of poor air quality close to an area of heavy traffic pollution. This proposal would result in the destruction of established trees, shrubs and hedgerow. • Sited on a small plot of land, immediately to the rear of, and overlooking, existing small garden spaces, this development is likely to cause noise and light pollution to neighbouring property, along with loss of privacy and other disturbance. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13 (b, c and f): General Design Principles and the Warwick District Local Plan policy H1 (development on garden land). In addition to these objections, Members made the following COMMENTS: • Members noted the number of compelling residents' objections to this proposal. • The necessity for arrangement of private waste collection, presumably due to access issues, was of concern. • Members expressed alarm at the apparent amount and nature of pre-planning advice from WDC Planning Officers, leading to potential inference that following this would lead to a satisfactory outcome for the applicant.
Application No: W/19/1585 Description: Extension of show room and storage area. Address: Unit 7 Princes Drive, Kenilworth,	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

CV8 2FD	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.
Application No: W/19/1591 Description: Installation of 1no. Automatic Number Plate Recognition Camera Address: Waitrose Foodstore, Bertie Road, Kenilworth, CV8 1JP	Members COMMENTED that whereas they had no reason to object, they noted the design and access statement and assumed that the revised pedestrian area will provide improved access and amenity for pedestrians and shoppers.
Application No: W/19/1629 LB Description: Addition of fire rated door and boarding to basement room. Address: Kenilworth Castle, Castle Green, Kenilworth, CV8 1NE	The Town Council has no reason to object to this application.
Application No: W/19/1635 Description: Convert the existing garage into a habitable room for domestic use only. Address: 10 Lulworth Park, Kenilworth, CV8 2XG	Members COMMENTED that whereas they had no reason to object, there should be no extra pressures for on-street parking. In addition, 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.
Application No: W/19/1649 Description: Proposed Internal refurbishments, replacement of two storey bay window, and replacement of all existing windows and doors. Erection of dormers on on front and rear elevations with a proposed terrace at the front. Address: Hilltop, Purlieu Lane, Kenilworth, CV8 1PQ	Members COMMENTED that whereas they had no reason to object, they assumed that Officers would ensure the compliance of the box dormer with the Residential Design Guide (fig.21). 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.
Application No: W/19/1665 Description: Erection of part single storey rear extension with single ply flat roof forming link to existing garage conversion, part side extension with lean to tiled roof forming utility room.	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

Address: 55 Woodland Road, Kenilworth, CV8 2FJ	energy efficiency and water efficiency, where affected, compared to the existing property.
Application No: W/19/1692 Description: Erection of an open green oak porch Address: 186 Warwick Road, Kenilworth, CV8 1HU	The Town Council has no reason to object to this application.
Application No: W/19/1711 Description: Erection of two storey front and side extension and a single storey garage Address: 4 Elmbank Road, Kenilworth, CV8 1AL	Members OBJECTED to this proposal. It was considered to be inappropriate scale and massing, changing the character of the established streetscene. In addition, the garage was positioned too close to the pavement, preventing any parking in front of garage. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13 (b). In addition to this objection, Members made the following COMMENT - 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.
Application No: W/19/1733 Description: Single story side and rear extension. Address: 51 Woodland Road, Kenilworth, CV8 2FJ	Members COMMENTED that whereas they had no reason to object, they assumed Officers would check that any extensions did not exceed the maximum proportion of 50% of the original building. It was also unclear how neighbours would be affected. 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.80 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.79 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

The Chair reported that the following applications were considered by WDC Planning Committee on 08 October 2019 –

W/19/1226 – 7 and 8 Pears Close

The application was granted in accordance with the recommendations in the report and addendum. (M.Coker represented KTC Objection)

W/19/1199 – 13 Eden Croft

The application was granted in accordance with the recommendation in the report. (K.Dickson represented KTC Objection)

W/18/2123 – 200 Warwick Road

The application was deferred pending the provision of further information from WCC Highways and clarity of the Conservation Officers position. (K.Dickson represented KTC Objection)

W/19/0812 – Petrol Filling Station, 203A Warwick Road

The application was granted in accordance with the recommendation in the report. (K.Dickson represented KTC Objection)

Members NOTED this update.

P.81 APPEALS - DECISIONS AND NOTIFICATIONS

Members NOTED the following updates -

Application Number: W/18/1180

Address: Faerie Tale Farm, Rouncil Lane, Kenilworth

Proposal: Retention of timber cabin for occupation by a rural worker on a permanent basis

ALLOWED on Appeal – Existing sustainable business, contributing to the rural economy....

REFUSED by WDC Committee, following Officers Recommendation – Inappropriate Green Belt Development....

KTC Members COMMENTED that whereas they had no reason to object, the location of the proposed cabin could not be identified from submitted plans.

Application Number: W/18/2199

Address: 135 Warwick Road, Kenilworth, CV8 1HY

Proposal: Application to vary Conditions 1 and 3 of planning permission W/18/1048 to vary the approved vehicular and pedestrian access arrangements and associated plan references.

ALLOWED on Appeal – Technical decision based on guidelines.

REFUSED by WDC Committee, following Officers Recommendation.

KTC Members OBJECTED to this application, feeling that the original approval was logically made considering safety grounds and after careful consideration in Committee. It should therefore be implemented. In addition, Members COMMENTED that existing conditions to be met

prior to the first occupation of the development, in the interests of vehicle and pedestrian safety, should be assessed by Planning Enforcement.

P.82 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates –

Contrary Decisions

Application No: W/19/1426

Description: Erection of a proposed single storey rear extension

Address: 13 Villiers Road, Kenilworth, CV8 2JB

KTC 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.

WDC OFFICERS APPROVED under DELEGATED powers –

In this particular case, Officers considered that that the receipt of amended drawings which omitted the extension to the garage and amended the roof to the other extension from a pitched roof to a flat roof, addressed the concerns raised by the Town Council and accordingly the decision was issued under delegated powers.

Withdrawals.

None Received.

Others.

None Received.

P.83 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

None Received.

P.84 NEXT MEETING

It was NOTED that the next scheduled meeting will be held on **Thursday 14 November 2019, at 7.15 pm**, in the Council Chamber, Jubilee House, Kenilworth.

The meeting concluded at 10.20 pm.

Signed:

Dated: