

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held remotely, commencing 9.40 pm, on Thursday 03 December 2020

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, G D Hyde, P J Jones, A W Milton.

Town Clerk: M S Field

Deputy Town Clerk: N A Eaton

One members of the public was present; the press was not represented.

P.248 APOLOGIES

Councillors: A J Firth, J E Worrall.

P.249 DECLARATIONS OF INTEREST

None

P.250 MINUTES

The Minutes of the Planning Committee held on 12 November 2020 were moved, seconded, and approved.

P.251 MATTERS ARISING

None

NEW MATTERS

P.252 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:

<u>Reference</u>	<u>COMMENT</u>
Application No: W/20/1436 Description: Erection of a canopy at the rear of the property. Address: 58 School Lane, Kenilworth, CV8 2GS	The Town Council has no reason to object to this application.
Application No: W/20/1495 Description: Erection of a single storey side extension. Address: 11 Queens Road, Kenilworth, CV8 1JQ	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residential Design Guide. Specifically the introduction of a flat roofed extension and its impact on the Streetscene. Potential damage to an existing tree was also noted.
Application No: W/20/1507 Description: Erection of a single storey rear extension. Address: 34 Mayfield Drive, Kenilworth, CV8 2SW	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residential Design Guide. Specifically, there was a lack of detail as to materials to be used.
Application No: W/20/1522 Description: Proposed erection of single storey rear orangery extension. Address: 48 New Street, Kenilworth, CV8 2EZ	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residential Design Guide. Specifically with respect to the 45° rule.
Application No: W/20/1533 Description: Erection of proposed timber home office space in front garden. Address: 89 Windy Arbour, Kenilworth, CV8 2BJ	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residential Design Guide. Specifically potential impact on the well established and distinctive Streetscene. Members also noted the lack of significant detail, including provision of services.
Application No: W/20/1581 LB Description: Demolition of existing shed, construction of rear boundary wall and replacement garden shed Address: 9 Castle Green, Kenilworth, CV8 1NE	The Town Council has no reason to object to this application.
Application No: W/20/1587 Description: Proposed erection of single storey double garage extension to the front of the property, Single storey extension to the side of the property, Single storey extension to the rear of the property. Reconfiguration and additional windows to suit internal layout	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residential Design Guide. This is an important house in terms of position and architecture. Specifically any garden redesign should not deflect from its architectural significance.

along with 2no velux windows within the North Facing elevation. Landscaping scheme including replacement of front fence to stone wall, remodelling of carpark to create single driveway and lawned gardens. Remodelling of walled tiered terraced gardens to accommodate a swimming pool and gardens. Address: Abbotsfield House, 43 High Street, Kenilworth, CV8 1QU	
Application No: W/20/1595 Description: Reinstatement of rear dormer and roof following severe fire damage. Address: 8 Parkfield Drive, Kenilworth, CV8 2JJ	The Town Council has no reason to object to this application.
Application No: W/20/1604 Description: Proposed erection of a detached greenhouse. Address: North Chase House, Rudfyn Manor, Birmingham Road, Kenilworth, CV8 1PT	The Town Council has no reason to object to this application.
Application No: W/20/1605 LB Description: Erecting a free-standing greenhouse. Address: North Chase House, Rudfyn Manor, Birmingham Road, Kenilworth, CV8 1PT	The Town Council has no reason to object to this application.

In addition, the following Environmental Impact Statement would be submitted, in respect of the stated applications (to apply where approval is granted);

W/20/1495, W/20/1507, W/20/1522, W/20/1587, W/20/1595.

Environmental comment for extensions:

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.253 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.252 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 application has been APPROVED by WDC Planning Committee on 01/12/2020 –

Application No: W/20/1217

Description: Erection of two storey dwelling (to be attached to No.34).

Address: 34 Watling Road, Kenil-worth, CV8 2HS

KTC OBJECTED – Back Garden development.....

P.254 APPEALS - DECISIONS AND NOTIFICATIONS

Members NOTED the following update:

Appeal Ref: APP/T3725/D/20/3258952

21 Wordsworth Drive, Kenilworth, CV8 2TB

Appeal ALLOWED (Permission granted).

KTC Members COMMENTED that whilst having no reason to object, the proposal to render the building is not characteristic of the street scene...

WDC Officers REFUSED – Out of keeping with Streetscene....

P.255 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates.

(1). Contrary Decisions.

None

(2). Withdrawals.

None

(3). Others.

None

P.256 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

None

P.257 NEXT MEETING

It was NOTED that the next scheduled meeting will be held remotely on Thursday 17 December 2020, following the Meeting of the Finance and General Services Committee..

The meeting concluded at 10.10 pm.

Signed:

Dated: