

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held remotely, commencing 8.20 pm, on Thursday 17 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, A J Firth, G D Hyde, P J Jones,
A W Milton,

Town Clerk: M S Field

Deputy Town Clerk: N A Eaton

Two members of the public were present.

P.258 **APOLOGIES**

Councillor: J E Worrall

P.259 **DECLARATIONS OF INTEREST**

G D Hyde	W/20/1590	Applicant known	Personal
K S Dickson	W/20/1590	Applicant known	Personal
M F Coker	W/20/1590	Applicant known	Personal
P J Jones	W/20/1709	Applicant known	Personal
P J Jones	W/20/2055	Applicant known	Personal

P.260 **MINUTES**

The Minutes of the Planning Committee held on 03 December 2020 were moved, seconded, and approved.

P.261 **MATTERS ARISING**

None

NEW MATTERS

P.262 **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/17/1828 Description: Change of use, conversion and extension of restaurant building (Use Class A3) with associated works to provide 6no. cluster flats providing a total of 23no. bedrooms for use as student accommodation Address: 121-123 Warwick Road, Kenilworth, CV8 1HP	Members welcomed this detailed Construction Statement, addressing many of the concerns raised by residents, specifically parking and traffic issues. They wished to make the following comments – • The Town Council should be given contact details for the designated “Complaints Officer” as soon as possible. • All site operative and visitor parking should be on site (this is not explicitly stated). Any use of nearby residential street parking is a concern. • The evidence base for choice of peak traffic flow times was queried. • No Sunday working should be explicitly stated (rather than proposed). • A Fire and Emergency Procedure is referred to but could not be found.
Application No: W/20/1590 Description: Application to retain the portacabin granted under application ref. W/12/0894 which was granted for a temporary period ending on 18 September 2015. Address: St Johns Church, Warwick Road, Kenilworth, CV8 1HY	Members COMMENTED that whilst having no reason to object, any approval should be on a temporary basis rather than permanent. Concern was also expressed that any electrical and general safety issues should be addressed.
Application No: W/20/1640 Description: Demolition of existing garage and erection of a replacement outbuilding to accommodate an office and store. Address: 172 Clinton Lane, Kenilworth, CV8 1BB	Members COMMENTED that whilst having no reason to object, if approved, a clear condition should require the outbuilding to be occupied in connection with the main property.
Application No: W/20/1663 Description: Erection of proposed single storey rear extension and single storey front extension. Erection of first floor side extension over existing garage. Address: 53 Fishponds Road, Kenilworth, CV8 1EY	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residential Design Guide. Specifically the new ridge line did not appear subservient. Concern was also expressed regarding altered vehicular access onto the road.
Application No: W/20/1668 Description: Erection of proposed two storey side and rear extension and single storey side extension Address: 10 Archer Road, Kenilworth, CV8 1DJ	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 and overlooking of windows to the side of No 8.
Application No: W/20/1688	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residen-

Description: Erection of proposed two storey side and rear extension following demolition of existing garage and erection of proposed detached garage. Address: 1 Dalehouse Lane, Kenilworth, CV8 2HW	tial Design Guide. Specifically sizing of upstairs windows and ability of vehicles to enter and leave parking space using a forward gear.
Application No: W/20/1696 Description: Erection of a single storey outbuilding for bed/study rooms. Address: 14 Roseland Road, Kenilworth, CV8 1GB	Members STRONGLY COMMENTED that whilst having no reason to object, if approved, a clear condition should require the outbuilding to be occupied in connection with the main property. Members considered this a habitable dwelling. All spatial distancing with respect boundaries and neighbouring dwellings, and other amenity standards should be assessed as such.
Application No: W/20/1698 Description: Erection of proposed two storey side extension and single storey rear extension. Proposed hip to gable loft conversion, erection of proposed rear glazed juliet balcony, proposed rendering of front and rear elevations and formation of proposed front driveway. Address: 91 Warwick Road, Kenilworth, CV8 1HP	Members OBJECTED to this proposal for the following reasons: • It is out of keeping with the streetscene, with a hipped roof attached to the gable of an established semi-detached property. • The long dormer is also in contravention of the Residential Design Guide. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13 and the Residential Design Guide. In addition to these objections, Members made the following COMMENTS: • Vehicles need to enter and leave driveway using a forward gear.
Application No: W/20/1709 Description: Erection of proposed single storey rear extension Address: 13 Sunshine Close, Kenilworth, CV8 1FJ	The Town Council has no reason to object to this application.
Application No: W/20/1731 Description: Erection of a single storey front extension, single storey rear extension, first floor side extension and garage conversion. Address: 6 Fishponds Road, Kenilworth, CV8 1EX	The Town Council has no reason to object to this application.
Application No: W/20/1741 Description: Proposed demolition of existing hotel and dwelling, and creation of 9 detached dwellings	Members OBJECTED to this proposal for the following reasons: • Large properties in very close proximity to neighbouring dwellings, particularly to the rear, but also to the side, thus contravening the Residential Design Guide and causing unacceptable overlooking and loss of amenity.

and associated vehicular access and parking. Address: Peacock Hotel, 149 Warwick Road, Kenilworth, CV8 1HY	• Traffic flow from this development onto Warwick Road creates potential Highway Safety and air quality issues which are not addressed in the application . • This development is considered to constitute inappropriate massing due to housing mix, scaling and intrusive layout. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP3 (Warwick Road Special Policy Area), KP13 and the Warwick District Local Plan policy BE3 (Amenity) and the Residential Design Guide. In addition to these objections, Members made the following COMMENTS: • The Design and Access Statement is considered overly optimistic. • WDC Planning Committee should formally visit the site prior to any decision. • Additional parking pressure on nearby residential streets is inevitable. • Constricted turning space for refuse collection vehicles raises road safety concerns. • Noise levels from road traffic may be excessive for residents in front facing properties.
Application No: W/20/1951 LB Description: Remove an internal timber stud wall on the ground floor of 2A High Street. Address: The Corner House, 2A High Street, Kenilworth, CV8 1LZ	The Town Council has no reason to object to this application.
Application No: W/20/2020 Description: Hybrid planning application comprising: Full planning application for 98 dwellings (Class C3) served via two new vehicular / pedestrian / cycle access connections from Leamington Road, pedestrian and cycle access to Thickthorn Close; strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works Outline planning application for demolition of existing buildings and structures; residential development of up to 452 dwellings (Class C3); primary school (Class F.1); employment (Class B2); Class E	Members DEFERRED commenting, in order to enable further detailed consideration of this major application.

development; hot food takeaway (sui generis), community centre (Class F.2); strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with means of site access (excluding internal roads) from the new junction into the detailed parcel of development and access junction off Glasshouse Lane; all other matters (internal access, layout, appearance, scale and landscaping) reserved for subsequent approval. Address: Land at Thickthorn, Kenilworth	
Notification No: W/20/2055 Description: Prior Approval for Proposed Change of Use from Shops(Use Class A1) and (Use Class A2) to Dwelling house (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -Schedule 2, Part 3, Class M	Members COMMENTED that whilst having no reason to object, they assumed Officers will ensure compliance with the Residential Design Guide. Specifically with respect to: • Potential noise nuisance from the busy road. • Adequacy of window sizes/natural lighting. • Adequacy of car/cycle parking and accessibility.

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

W/20/1663, W/20/1668, W/20/1688, W/20/1698, W/20/1709, W/20/1731

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.

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

W/20/1640, W/20/1696, W/20/1741

Environmental comment for new builds

*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 achieving a **net zero carbon development** and in ensuring that water efficiency is optimised in line with policy FW3 of the WDC Local Plan.*

P.263 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.262 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

With respect to minuted KTC Objections, Members agreed that these would be represented by the following:

Application No: W/20/1698 Councillor A G Chalmers
Address: 91 Warwick Road

Application No: W/20/1741 Councillor A W Milton
Address: Peacock Hotel

P.264 APPEALS - DECISIONS AND NOTIFICATIONS

In respect of:

PLANNING APPEAL NOTIFICATION
TOWN & COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78
Site Address: Hobournes, Upper Spring Lane, Kenilworth, CV8 2JR
Description of development: Construction of two detached dwellings and ancillary site works
Application Reference: W/20/1055
Appellant's name: Mr A Frisby
Appeal reference: APP/T3725/W/20/3262350
Appeal start date: 07/12/2020

Members considered that no additional comments were necessary and all previous representations will stand.

P.265 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates.

(1). Contrary Decisions.

None

(2). Withdrawals.

Application No: W/20/1210

Description: Erection of proposed single storey rear extension, addition of new pitched tiled roof over existing first floor extension and erection of two side facing rear dormers.

Address: 34 Castle Hill, Kenilworth, CV8 1NB

Application No: W/20/1278

Description: Development of two semi-detached dwellings

Address: 36 Watling Road, Kenilworth, CV8 2HS

Applicant: Ms K Simmons

Application No: W/20/1605 LB

Description: Erecting a free-standing greenhouse

Address: North Chase House, Rudfyn Manor, Birmingham Road, Kenilworth, CV8 1PT

(3). Others.

None

P.266 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

The Chair reported on the following:

- A46 Strategic Link Road Consultation

This matter will be considered at the next Town Council.

Members should consider any responses and forward to the Chair for collation.

- Government Consultation on new Permitted Development Rights

Consultation paper published 03 December that contains potentially profound proposals to allow a change of use from shops, offices, businesses, cafes, restaurants, health centres, nurseries etc to residential without planning permission. Consultation extends to 21 January 2021.

Member should consider any responses and forward to the Chair for collation.

- **Application No: W/20/1693**

Description: Application for Prior Approval under Part 1, Class AA of the GPDO 2015 (as amended) for proposed enlargement of a dwellinghouse by construction of an additional stories, with the maximum height of the additional storey(s) being 7.7m

Address: 21 Thickthorn Close, Kenilworth, CV8 2AF

KTC OBJECTED – Detrimental to Streetscene....

Email from Planning Officer – We were consulted in error... this application was for a prior approval under class AA of permitted development rights

Members NOTED these updates.

P.267 NEXT MEETING

It was NOTED that the next scheduled meeting will be held remotely on Thursday 14 January 2021, following the Meeting of the Town Council.

The meeting concluded at 9.40 pm.

Signed:

Dated: