

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held remotely, commencing 9.22 pm, on Thursday 25 February 2021

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

One member of the public was present.

P.288 **APOLOGIES**

None.

P.289 **DECLARATIONS OF INTEREST**

A M Dearing	W/20/1821	Personal Objector	Prejudicial
J A Dearing	W/20/1821	Personal Objector	Prejudicial
K S Dickson	W/20/1936	Applicant known	Personal
K S Dickson	W/20/1937	Applicant known	Personal
G D Hyde	W/20/1837	Applicant known	Personal

P.290 **MINUTES**

The Minutes of the Planning Committee held on 04 February 2021 were moved, seconded, and approved.

P.291 **MATTERS ARISING**

The Chair reported that three recent Town Council objections have been mis-recorded onto the WDC Portal as “neutral”. Although the wording itself is not at issue, this has caused confusion amongst residents and interested parties.

Members AGREED that the Town Clerk should raise this issue with the Head of Planning at WDC. Whilst fully appreciating all the work being undertaken by Planning Officers, Members were particularly concerned that such mis-recording could prevent such an objection going to WDC Planning Committee.

NEW MATTERS

P.292 **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/20/1821 Description: Conversion and re-construction of existing agricultural barn and walled courtyard to eco stables, including water treatment plant. Address: Hammonds Barn, Purlieu Lane, Kenilworth	Whilst acknowledging alterations and improvements set out in amended plans, Members maintained their OBJECTION to this proposal as previously stated.
Application No: W/20/2132 Description: Additional floor over existing bungalow, with ground floor rear single storey flat roofed extension. Address: 21 Thickthorn Close, Kenilworth, CV8 2AF	Members withdrew their objection, having regard to additional information provided by the Planning Officer. In making this decision, Members asked if any permitted development issues could be pointed out at the start by Planning Officers in order to avoid unnecessary misunderstandings.
Application No: W/20/1777 Description: Erection of proposed single storey rear extension Address: 34 Castle Hill, Kenilworth, CV8 1NB	The Town Council has no reason to object to this application.
Application No: W/20/1778 LB Description: Erection of proposed single storey rear extension Address: 34 Castle Hill, Kenilworth, CV8 1NB	The Town Council has no reason to object to this application
Application No: W/20/1868 Description: Erection of a single storey rear extension. Address: 44 Arthur Street, Kenilworth, CV8 2HE	Whilst having no reason to object, Members COMMENTED that Officers should ensure compliance with the 45 ⁰ rule. In acknowledgement of complex and historical layout issues, recorded in a published neighbours objection, Members requested that Planning Officers should make a site visit to assess such concerns prior to any decision.
Application No: W/20/1874 Description: Erection of a front extension, access ramp to front door and raising of patio to the side of the dwelling by 150mm. Address: 7 Brooke Road, Kenilworth, CV8 2BD	The Town Council has no reason to object to this application.
Application No: W/20/1889	Whilst having no reason to object, Members COMMENTED that Officers should ensure compliance with the 45 ⁰ rule.

Description: Two Storey Side and Single Storey Rear Extension. Address: 16 Barrow Road, Kenilworth, CV8 1EH	
Application No: W/20/1891 Description: Erection of a single storey rear extension and a garage conversion. Address: 7 Rouncil Lane, Kenilworth, CV8 1FF	Whilst having no reason to object, Members COMMENTED that Officers should ensure compliance with the 45 ⁰ rule.
Application No: W/20/1903 Description: Erection of a part single and two storey side extension and and single storey rear extension. Address: Rowans, 86 Leamington Road, Kenilworth, CV8 2AA	Members STRONGLY COMMENTED, that whilst having no reason to object, a condition to any approval should prohibit any future conversion of the flat roof into a balcony.
Application No: W/20/1905 Description: Demolition of existing shed, construction of rear boundary wall and replacement Shed Address: 9 Castle Green, Kenilworth, CV8 1NE	The Town Council has no reason to object to this application.
Application No: W/20/1936 Description: Erection of a single storey front extension. Address: 80 Roseland Road, Kenilworth, CV8 1GB	Whilst having no reason to object, Members COMMENTED that materials used should match existing.
Application No: W/20/1937 Description: Application to subdivide and revert the existing single dwelling back to 2 separate dwellings. Address: 10-12 Arthur Street, Kenilworth, CV8 2HE	The Town Council has no reason to object to this application.
Application No: W/20/1962 Description: Erection of proposed first floor side extension and partial garage conversion. Address: 5 Harlech Close, Kenilworth, CV8 2NL	Whilst having no reason to object, Members COMMENTED that Officers should: - Assess new side elevation windows for overlooking issues. - Review the roof drainage.
Application No: W/20/2089 Description: Provision of 4 additional dwellings on existing development site (reserved matters approval for 125 under W/19/0784)	Whilst having no reason to object, Members raised the following COMMENTS: • This proposal further raises the housing density • This may change the proportion of affordable housing • It may adversely affect traffic flows

through the substitution of 3no. 5-bed dwellings with 7no. 3-bed dwellings within the existing site layout. Address: Land On East Side Of, Warwick Road, Kenilworth, CV8 1FE	Members regretted that this proposal fails to consider any true housing mix, specifically including bungalows.
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In addition, the following Environmental Impact Statement would be submitted, in respect of the stated applications (to apply where approval is granted);

W/20/1868, W/20/1889, W/20/1891, W/20/1903, W/20/1936, W/20/1962

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/20/2089

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.*

Note: Councillors A M Dearing and J A Dearing left the remote Meeting during consideration of item W/20/1821, during which the Meeting was Chaired by Councillor K A Dickson.

P.293 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.292 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Councillor M C Coker has previously agreed to represent the Town Council objection in relation to W/20/1821 (P.283 refers).

P.294 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.295 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates.

(1). Contrary Decisions.

None.

(2). Withdrawals.

None.

(3). Others.

None.

P.296 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

The Chair reported on the following Notification of Committee:

New Tree Preservation Order
Tree Preservation Order No: 564
Address: 33 Rouncil Lane, Kenilworth CV8 1FN

Following previous notification to KTC, this matter will now be considered by the District Councils Planning Committee on 03/03/2021.

Planning Officers will recommend the Order is allowed to lapse.

This has arisen due to undisclosed comments submitted regarding this proposed TPO.

Members accepted that this notification was for information only, the background to this issue seems unusual and a decision will be made by the District Planning Committee.

The Town Clerk was asked to relay this neutral stance to WDC Planning Enforcement, together with the general caveat that as a Town Council, we always look to preserve such landmark trees where possible.

P.297 NEXT MEETING

It was NOTED that the next scheduled meeting will be held remotely on Thursday 11 March 2021, at 7pm.

The meeting concluded at 10.24 pm.

Signed:

Dated: