

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8.15 pm, on Thursday 30 September 2021

PRESENT: Councillor K S Dickson (Chair)

Councillors: P Austin, A G Chalmers, M F Coker, S A Cooke, A M Dearing, J A Dearing, P J Jones, A W Milton, R J Spencer.

Town Clerk: M S Field

Deputy Town Clerk: N A Eaton

One member of the public was present.

P.401 **APOLOGIES**

Councillor: R J Barry, A J Firth, G D Hyde.

P.402 **DECLARATIONS OF INTEREST**

A M Dearing	W/21/1202	Applicant known	Personal
A W Milton	W/21/1202	Objector known	Personal
K S Dickson	W/21/1454	Applicant known	Personal
A W Milton	W/21/1454	Applicant known	Personal

P.403 **MINUTES**

The Minutes of the Planning Committee held on 09 September 2021 were moved, seconded, and approved.

P.404 **MATTERS ARISING**

None.

NEW MATTERS

P.405 **PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL**

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/21/1202 Description: Installation of jet wash bay including 2.7m high solid glazed screen, jet wash cabinet, concrete slab, and silt trap. (replacing above ground lpg tanks) Address: Kenilworth Service Station, 173 Warwick Road, Kenilworth, CV8 1HY	Members OBJECTED to this proposal. They considered noise and spray nuisance to be an unacceptable impact on the amenity of nearby residents, several of which being in close and direct proximity. The above objection were considered a material consideration, in contravention of relevant Planning Policy, specifically with respect to the Warwick District Local Plan policy BE3 (Amenity), Kenilworth Neighbourhood Plan policy KP13(d) (General Design Principles). In addition to this objection, Members raised the following comments: • This proposal would increase traffic in an area where parking and congestion is already an issue.
Application No: W/21/1204 Description: Erection of two storey side and rear extensions and loft conversion with rear dormer. Address: 32 Littleton Close, Kenilworth, CV8 2WA	Members OBJECTED to this proposal for the following reasons: • It was considered to be inappropriate scale and massing, changing the character of the established streetscene. The design does not harmonise with or enhance the existing neighbourhood. It is out of proportion with its surroundings. Members made particular note of the height of the ridge line to the proposed roof, which is not subservient. • Car parking provision is considered inadequate, having particular regard to the loss of garage parking, allied to increased occupancy. Members noted parking was already an issue in this area. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, sections KP12 (Parking Standards), KP13 (General Design Principles) and the Warwick District Local Plan BE1 (Layout and Design), BE3 (Amenity), and the Residential Design Guide (sections 6 and 8). In addition to these objections, Members raised the following strong concerns: • This property is in close proximity to Kenilworth Common, a sensitive area and nature reserve. • Insufficient attention is detailed to the topographical features of the area which slopes steeply down on the south / south east side. • No assessment of compliance with the 45° rule is shown for the rear of the property.

Application No: W/21/1285 Description: Erection of a rear single storey rear/side infill extension to replace conservatory. Address: 28 Clinton Lane, Kenilworth, CV8 1AT	Whilst having no reason to object, Members commented that Officers should assess any privacy and overlooking issues.
Application No: W/21/1352 Description: Erection of a single storey rear extension. Address: 25 Arbour Close, Kenilworth, CV8 2BA	The Town Council has no reason to object to this application.
Application No: W/21/1353 Description: Erection of single storey rear extension. Address: 3 Denewood Way, Kenilworth, CV8 2NY	The Town Council has no reason to object to this application.
Application No: W/21/1381 Description: Proposed erection of single storey front extension. Proposed erection of single storey rear extension to link with existing garage. Address: 21 Rounds Hill, Kenilworth, CV8 1DW	The Town Council has no reason to object to this application.
Application No: W/21/1386 Description: Erection of proposed first floor front extension over existing garage. Installation of partial garage conversion. Erection of proposed single storey rear extension replacing existing conservatory and internal alterations. Address: Willow House, 12 Amherst Road, Kenilworth, CV8 1AH	Whilst having no reason to object, Members commented that Officers should assess any adverse effect on the streetscene due to the protruding front extension.
Application No: W/21/1391 Description: Proposed erection of single storey front extension creating a double garage. Address: 12 Best Avenue, Kenilworth, CV8 2TN	The Town Council has no reason to object to this application.
Application No: W/21/1404 Description: Proposed erection of single storey side and rear wrap around extension to replace existing garage. Address: 42 Dencer Drive, Kenilworth, CV8 2RU	The Town Council has no reason to object to this application.

Application No: W/21/1408 Description: Erection of proposed two storey rear extension. Address: 1 Willoughby Avenue, Kenilworth, CV8 1DG	Whilst having no reason to object, Members commented on the importance of ensuring all skips, building materials and waste are retained on site, due to the close proximity of a Primary School.
Application No: W/21/1416 Description: Erection of a single storey rear extension and conversion of existing loft with associated external works including three roof dormers and rooflights and the removal of chimney. Address: 14 Thickthorn Close, Kenilworth, CV8 2AF	The Town Council has no reason to object to this application.
Application No: W/21/1440 Description: Application for a variation of condition 2 of Planning Ref W/20/1858 to align the proposed side elevations drawing with the approved plans. (Replace drawing 2033-PL07A with amended drawing 2033-PL07B). Address: 43 Fieldgate Lane, Kenilworth, CV8 1BT	The Town Council has no reason to object to this application.
Application No: W/21/1454 Description: Erection of proposed single storey side extension and first floor extension to existing garage and store. Address: 145 Warwick Road, Kenilworth, CV8 1HY	Whilst having no reason to object, Members commented that this building should only be used in connection with the main property. It was also noted that the roof line appeared high for the back of a garden.
Application No: W/21/1579 LB Description: Window film graphic to be applied to existing glass and new stainless steel signage to the existing front and side entrances. Address: Bank Gallery, 13 High Street, Kenilworth, CV8 1LY	The Town Council has no reason to object to this application.
Application No: W/21/1595 Description: Window film graphic to be applied to existing glass and new stainless steel signage to the existing front and side entrances. Address: 13 Bank Gallery, High Street, Kenilworth, CV8 1LY	The Town Council has no reason to object to this application.

Application No: W/21/1669 Description: Extensions to include single storey at rear extension and single storey and part 2 story at front. Address: 49 Berkeley Road, Kenilworth, CV8 1AQ	Whilst having no reason to object, Members commented Officers should ensure compliance with the Residential Design Guide, with specific reference to compliance with the 45° rule at the rear of the property.
--	---

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

W/21/1204, W/21/1285, W/21/1352, W/21/1353, W/21/1381, W/21/1386, W/21/1391, W/21/1404, W/21/1408, W/21/1416, W/21/1454, W/21/1669.

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.406 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.405 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Members NOTED this update.

The Chair confirmed KTC Objections were represented at WDC Planning Committee in respect of the following applications, although noting all were subsequently approved –

WDC Planning Committee September 14/15 (Two meetings,)

W/20/2020 Land at Thickthorne

W/21/0169 Castle Farm Sports Centre

W/21/0170 Abbey Fields Swimming Pool

P.407 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.408 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

(1) Contrary Decisions

None.

(2) Withdrawals.

None

(3). Others.

Application No: W/21/0153

Description: Erection of a one bedroom single storey dwelling

Address: Land Adjacent to 1, Castle Hill, Kenilworth

REFUSED by WDC Officers – Contrary to Local Plan. Significant harm to the setting of heritage assets including the Kenilworth Conservation Area, Grade II Listed Building and Grade II Registered Park and Garden.

KTC 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.

Note – Planning decision made no reference to explicit KNP Policy. This has been noted and will be rectified should the application go to appeal.

P.409 CORRESPONDENCE & SPECIAL MATTERS

The Chair reported that a further update on the Castle Pavilion has been received by Councillor M Coker and forwarded for her information. Members requested that the Planning Officer be contacted to express ongoing concerns, including advertising consent. Further the Chair of Licensing should be separately contacted concerning Temporary Event Notice issues.

The Chair reported on receipt of an email from Sandip Sahota, WDC Business Manager - Development Management, concerning Environmental Comments -

- Policy KP15 is titled “Environmental Standards of **New Buildings**”. He would therefore advise that it is not relevant to householder applications relating to existing dwellings and would respectfully request that this should only be referenced in your responses relating to applications for developments which include the provision of new commercial and residential buildings.
- Furthermore, the policy itself only states that development proposals **are encouraged** to adopt higher environmental standards of building design and energy performance such as the passivhaus or similar approach. He would therefore advise that we are not in a position to insist on this and certainly not in a position to refuse permission where this is not met.

The Chair reported on receipt of an email from the Planning Officer concerning W/21/0886 – Bank Gallery, requesting comments on revised plans, agreed by Conservation Officer after negotiation. The Officer was reluctant to allow until our next meeting on 21 October to consider.

Members agreed to submit any comments to the Chair, who was delegated to compose and submit a formal response by Friday 08 November.

Members NOTED these updates.

P.410 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place
on Thursday 21 October 2021, following the Meeting of the Town Council.

The meeting concluded at 9.05 pm.

Signed:

Dated: