

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8.53 pm, on Thursday 21 October 2021

PRESENT: Councillor K S Dickson (Chair)

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

Town Clerk: M S Field

Deputy Town Clerk: N A Eaton

No members of the public were present.

P.411 **APOLOGIES**

Councillor: A M Dearing, A J Firth,

P.412 **DECLARATIONS OF INTEREST**

M F Coker	W/21/0066	Applicant known	Personal
P Austin	W/21/1696	Applicant known	Personal
K S Dickson	W/21/1698	Applicant known	Personal
K S Dickson	W/21/1811	WDC Member	Personal
A W Milton	W/21/1811	WDC Member	Personal
J A Dearing	W/21/1811	WDC Member	Personal

P.413 **MINUTES**

The Minutes of the Planning Committee held on 30 September 2021 were moved, seconded, and approved.

P.414 **MATTERS ARISING**

Application No: W/21/0886

Description: Application for variation of condition 2 (approved plans) for application W/19/2129, for replacement of existing timber framed conservatory with a stone clad studio space. Replacement of existing plan with '2024-PL03 Rev.C Proposed Plans and Elevations.

Address: Bank Gallery, 13 High Street, Kenilworth, CV8 1LY

Comment submitted by Chair (P.409 refers):

Whilst having no reason to object Members are concerned at the change of materials for this application. They feel that the black bricks do not fit with the other sandstone and brick buildings in this conservation area and feel this may be contrary to policy KP13H of the Kenilworth Neighbourhood Plan.

Castle Pavilion

A further update report from Gary Fisher has been circulated to Members.

Temporary Event Notices (TENS) have been verbally discussed with the Chair of Licensing. It is confirmed that up to 15 TENS may be issued in any year for a particular venue, although any single named individual can only apply for 5 of these. Events are limited to 500 persons, at any one time. Councillor Illingworth invites further communication if any specific Licensing issues are of concern.

Members raised a number of concerns on this issue and felt Gary Fisher, Development Manager at WDC, should be invited to provide a briefing. Councillor M Coker gave further update information and felt this Committee should receive regular updates.

Members NOTED this update.

NEW MATTERS

P.415 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/21/0066 Description: Proposed demolition of existing bungalow and construction of 1 No. two storey dwelling. Address: Little Fieldgate, 55 Fieldgate Lane, Kenilworth, CV8 1BT	The Town Council has no reason to object to this application.
Application No: W/21/1367 Description: Erection of two storey side and rear extensions. Address: 32 Rouncil Lane, Kenilworth, CV8 1FF	Members COMMENTED that whilst having no reason to object, they assumed Officers will check for compliance with the Residential Design Guide in respect of – • The 45⁰ rule
Application No: W/21/1490 Description: Erection of proposed additional storey to existing bungalow. Erection of proposed single storey rear extension. Proposed installation of roof lights and chimney to roof. Proposed rendering of existing house above finished floor level. Erection of proposed rear terrace. Address: 33 Inchbrook Road, Kenilworth, CV8 2EW	Members OBJECTED to this proposal. It was considered to be inappropriate scale and massing, having a seriously detrimental effect on both the amenity of neighbouring property and 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. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including KP13 (General Design Principles) and the Warwick District Local Plan BE1 (Layout and Design), BE3 (Amenity), and the Residential Design Guide (section 4). In addition to these objections, Members COMMENTED that compliance with parking standards, specifically including the

	Kenilworth Neighbourhood Plan, section KP12 (Parking Standards) should be assessed and ensured.
Application No: W/21/1505 Description: Erection of a pitched roof over existing garage Address: 19 Thornby Avenue, Kenilworth, CV8 2DT	The Town Council has no reason to object to this application.
Application No: W/21/1514 Description: Erection of single storey rear extension Address: 29 Barrow Road, Kenilworth, CV8 1EG	The Town Council has no reason to object to this application.
Application No: W/21/1526 Description: Erection of proposed single storey rear extension and proposed rendering of single storey rear extension (resubmission of W/20/1369). Address: 30 Leicester Road, Kenilworth, CV8 1FZ	The Town Council has no reason to object to this application.
Application No: W/21/1556 Description: Proposed erection of single storey rear extensions to form new kitchen and games room. Internal and external alterations/detailing revisions to main dwelling. Repair works to existing outbuildings. Address: 48 New Street, Kenilworth, CV8 2EZ	Members COMMENTED that they had no reason to object, provided all work associated with this proposal was to the satisfaction of the Conservation Officer. In addition, Members noted the position of this property, on the bend of a busy road, and wish to ensure safe access and egress to the garage.
Application No: W/21/1557 LB Description: Proposed erection of single storey rear extensions to form new kitchen and games room. Internal and external alterations/detailing revisions to main dwelling. Repair works to existing outbuildings. Address: 48 New Street, Kenilworth, CV8 2EZ	Members COMMENTED that they had no reason to object, provided all work associated with this proposal was to the satisfaction of the Conservation Officer. In addition, Members noted the position of this property, on the bend of a busy road, and wish to ensure safe access and egress to the garage.
Application No: W/21/1566 Description: Erection of a single storey rear extension. Address: 24 Arbour Close, Kenilworth, CV8 2BA	The Town Council has no reason to object to this application.
Application No: W/21/1610	The Town Council has no reason to object to this application.

Description: Erection of proposed two storey rear extension Address: 224 Warwick Road, Kenilworth, CV8 1FD	
Application No: W/21/1643 LB Description: Refurbishment works to the external features including replacements of wood and brickwork, paint to external walls, window frames & soffits, and replace and fix guttering and replacement of a rotten roof light in the upstairs bathroom. Address: 3 Abbey Hill, Kenilworth, CV8 1LW	Members COMMENTED that they had no reason to object, provided all work associated with this proposal was to the satisfaction of the Conservation Officer.
Application No: W/21/1644 LB Description: Refurbishment of hallway and downstairs WC/Utility, installation of under floor heating in the hall, removal of existing radiator and redundant pipe work. Redecoration of the hallway including re-instatement of floor tiling and refreshing of wall decoration and the WC/Utility will be partitioned for better usage. Address: 3 Abbey Hill, Kenilworth, CV8 1LW	Members COMMENTED that they had no reason to object, provided all work associated with this proposal was to the satisfaction of the Conservation Officer.
Application No: W/21/1649 Description: Application for 3 no. outdoor AC condensing units. Address: 17 The Square, Kenilworth, CV8 1EF	Members COMMENTED that whilst having no reason to object, potential noise nuisance and loss of amenity to neighbouring property was recognised. They supported comments from the Environmental Health Officer.
Application No: W/21/1650 Description: Display of 1 no. internally-illuminated fascia sign & 1no. internally illuminated projecting sign. Address: 17 The Square, Kenilworth, CV8 1EF	The Town Council has no reason to object to this application.
Application No: W/21/1673 Description: Proposed decking around a hot tub and a pergola cover over to rear of property. Address: Luzley Brook, Castle Road, Kenilworth, CV8 1NH	The Town Council has no reason to object to this application.
Application No: W/21/1674 Description: Proposed erection of single storey side extension.	The Town Council has no reason to object to this application.

Address: 3 Priorsfield Road, Kenilworth, CV8 1DA	
Application No: W/21/1696 Description: Erection of proposed two storey side and rear extension. Erection of proposed partial single storey front, side and rear extension. Address: 28 Wincote Close, Kenilworth, CV8 2QE	Members COMMENTED that whilst having no reason to object, this was a large extension. They assumed Officers will check for compliance with the Residential Design Guide in respect of – • Distance separation • Massing
Application No: W/21/1698 Description: Erection of two storey rear extension. Erection of single storey rear extension. Address: 6 Heyville Croft, Kenilworth, CV8 2SR	The Town Council has no reason to object to this application.
Application No: W/21/1707 Description: Erection of proposed single storey front extension, replacing existing glazed lobby. Address: Woodstile, Castle Road, Kenilworth, CV8 1NH	The Town Council has no reason to object to this application.
Application No: W/21/1811 Description: Application for reserved matters application for layout, scale appearance, materials and landscaping for 620 dwellings in pursuance of outline planning permission W/18/1635. Address: Land On The East Side Of, Glasshouse Lane, Kenilworth	Members DEFERRED commenting, in order to enable further detailed consideration of this major application.

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

W/21/1367, W/21/1490, W/21/1514, W/21/1526, W/21/1556, W/21/1557LB, W/21/1566, W/21/1610, W/21/1674, W/21/1696, W/21/1698, W/21/1707.

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/21/0066

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.*

The Chair further informed Members of a late notification -W/21/1187. The Planning Officer requires comments to amended plans by 03 November. KTC had no reason to object to original. Members delegated any response to the Chair, who will delay until 03 November to enable Members to forward any comments.

P.416 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.415 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Councillor P J Jones was nominated and agreed to represent the Town Councils objection to W/21/1490 (33 Inchbrook Road).

Councillor P Austin reported on her attendance at WDC Planning Committee 12/10/21
Representing:

Application No: W/21/0675

Description: Creation of proposed vehicular access to 43A High Street using existing curtilage of 43 High Street. Installation of proposed ironwork fencing between the driveways.

Address: Abbotsfield House, 43 High Street, Kenilworth, CV8 1LY

Concerns were raised at the decision making process and the need for KRC Members to fully understand this in order to best use the legal framework to represent resident issues. Gary Fisher, Development Manager at WDC, should be invited to provide a briefing (see also P.414 above).

P.417 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.418 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/21/0628

Description: Dropped kerb to be created outside the front 109 Rouncil Lane, CV8 1FP. Block off shared driveway with 111 Rouncil Lane via creation of new post and rail boundary fence. Addition of sliding gate with brick piers across driveway on front of property.

Address: 109 Rouncil Lane, Kenilworth, CV8 1FP

KTC Members OBJECTED to this application. They considered it detrimental to the Streetscene, contrasting with the open aspect of neighbouring front gardens.

APPROVED by Planning Officer - We received amended plans which removed all boundary treatment from the proposal, it was considered this fully overcome the initial objection of the Town Council

Application No: W/21/0675

Description: Creation of proposed vehicular access to 43A High Street using existing curtilage of 43 High Street. Installation of proposed ironwork fencing between the driveways.

Address: Abbotsfield House, 43 High Street, Kenilworth, CV8 1LY

KTC Members OBJECTED

APPROVED by WDC Planning Committee

Application No: W/21/0872

Description: Proposed erection of first floor front extension.

Address: 53 Blackthorn Road, Kenilworth, CV8 2DS

KTC Members had No Reason to Object.

REFUSED by Planning Officer – Not in keeping with Streetscene.

(2) Withdrawals.

None

(3). Others.

None

P.419 CORRESPONDENCE & SPECIAL MATTERS

Members considered a Planning Officer request to comment on proposed discharge of condition 7 (Construction Phase Plan) in respect of:

Application No: W/17/1828

Description: Proposed conversion of former restaurant (Use Class A3) and extension to building to create 6 No. cluster flats for use as student accommodation and associated works.

Address: 121-123 Warwick Road, Kenilworth, CV8 1HP

Whilst noted several inconsistencies, Members had no reason to object to the proposed discharge of condition.

Email received and circulated to Members - W/21/0169 - Castle Farm Sports Centre formally approved. Note pre commencement conditions, including Construction and Environmental Management Plans.

Email sent from Chair to Planning Officer – W/20/1698- potential breach of planning permission (roof design).

Members NOTED these updates.

P.420 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 11 November 2021, following the Meeting of the Finance and General Services Committee.**

The meeting concluded at 9.53 pm.

Signed:

Dated: