

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8.10 pm, on Thursday 11 November 2021

PRESENT: Councillor K S Dickson (Chair)

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

Town Clerk: M S Field

Deputy Town Clerk: N A Eaton

Two members of the public and one member of the press were present.

P.421 **APOLOGIES**

Councillor: P Austin

P.422 **DECLARATIONS OF INTEREST**

G D Hyde	W/21/1683	Applicant known	Personal
A M Dearing	W/21/1734	Overlook site + mentioned in objections	Personal
J A Dearing	W/21/1734	Overlook site + mentioned in objections	Personal

P.423 **MINUTES**

The Minutes of the Planning Committee held on 21 October 2021 were moved, seconded, and approved.

P.424 **MATTERS ARISING**

Councillor M Coker presented his proposal that a letter be submitted to Warwick District Council regarding issues at the Castle Pavilion. After full consideration, it was further proposed, seconded and:

RESOLVED that the Chair of the KTC Planning Committee writes to the Chief Executive and Leader of Warwick District Council in the following terms regarding the Pavilion :

This Council has expressed concern regarding the alterations that have been made to this building and its curtilage which are, in the view of the KTC Planning Committee, inconsistent with its established use as a stable situated in a sensitive part of the Green Belt, adjacent to Kenilworth Castle and the Conservation Area. This situation has been exacerbated by the use of the building as a bar and entertainment centre over most of the summer and continuing into the autumn. The noise and disturbance of events and increase in traffic that has

occurred has been to the detriment of adjoining households and to this sensitive area of the Green Belt.

Further, the Committee is not satisfied that the Licensing approval and enforcement of these activities has been correct, and feel that there has been an oversight of the planning position by WDC.

In these circumstances the Kenilworth Town Council Planning Committee formally requests that WDC review the position on both licensing and planning in relation to this site, and on completion of the review holds a formal briefing with this Council to explain its conclusions and confirm the action that WDC intends to take.

NEW MATTERS

P.425 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/21/1811 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	Consideration of this item was DEFERRED until the next Meeting, on 02 December, in order to fully consider additional submitted documentation.
Application No: W/21/1129 Description: Erection of proposed garage attached to existing dwelling Address: The Spinney, 1 Thickthorn Close, Kenilworth, CV8 2AF	Whilst having no reason to object, Members commented that this was a large garage which may have a detrimental effect on the streetscene. In addition, a condition should be placed on any approval requiring the garage to be used only in connection with the main residence.
Application No: W/21/1435 Description: Erection of side and rear single storey extension Address: 30 Saville Grove, Kenilworth, CV8 2PR	The Town Council has no reason to object to this application.
Application No: W/21/1439 Description: Proposed ground floor rear extension, first floor rear extension and internal alterations. Address: 62 Priory Road, Kenilworth, CV8 1LQ	Whilst having no reason to object, Members commented that Officers should consider any detrimental effect on the neighbours at No 60.

Application No: W/21/1638 Description: Application for change of use of first floor storage area to a residential flat (Use class C3). Address: 1 Smalley Place, Kenilworth, CV8 1QG	Whilst having no reason to object, Members assumed that any new residential flat will be fully habitable and meet required standards of insulation.
Application No: W/21/1683 Description: Re-submission of previous approved application due to running out of time due to COVID. No changes made - Ref: W/18/0831 Raising the height of the roof and conversion of the loft. Extension to the rear of the house. Re-configuring internal spaces generally. Address: 41 Sunningdale Avenue, Kenilworth, CV8 2BY	Whilst having no reason to object and noting this is a resubmission, Members commented that plans have been altered to those previously approved, with a lowered roofline. They felt the design may have a detrimental effect on the streetscene, which is consistent with a distinctive character of buildings. Members requested Officers to assess any overlooking issues from the box dormer.
Application No: W/21/1689 Description: Proposed first floor side and single storey rear extension Address: 123 Windy Arbour, Kenilworth, CV8 2BJ	The Town Council has no reason to object to this application.
Application No: W/21/1730 Description: Proposed installation of replacement windows. Proposed installation of rear bi-fold doors and proposed canopy to rear garden. Address: 23 High Street, Kenilworth, CV8 1LY	Whilst having no reason to object, Members commented that the shower room flat roof appeared incongruous and not in keeping with this listed building.
Application No: W/21/1731 LB Description: Proposed installation of replacement windows. Proposed installation of rear bi-fold doors and proposed canopy to rear garden. Address: 23 High Street, Kenilworth, CV8 1LY	Whilst having no reason to object, Members commented that the shower room flat roof appeared incongruous and not in keeping with this listed building. They were also concerned at the proposal to install UPVC windows. Members will support any comments from the Conservation Officer on these matters.
Application No: W/21/1734 Description: Erection of 2no. stable buildings with tack room and hay store. Address: Hammonds Barn, Purlieu Lane, Kenilworth, CV8 1PQ	Members OBJECTED to this application. They considered it to be inappropriate development in the Green Belt, without any very special circumstances for it to be approved. The above objection was considered a material consideration, in contravention of relevant Planning Policy, specifically with respect to the Warwick District Local Plan policy DS18 (Green Belt).

	In making this objection, Members made the following comments: • This is a significant development on a historic site in a sensitive position. It would have a detrimental impact on the openness of this green belt location. • This proposal has a much bigger footprint to that existing, without showing good cause.
Application No: W/21/1769 Description: Proposed rebuilding of existing garage with extension to first floor area covering both parking bays Address: 26 Priory Road, Kenilworth, CV8 1LL	Whilst having no reason to object, Members commented that a condition should be placed on any approval requiring the garage and extension to be used only in connection with the main residence.
Application No: W/21/1780 Description: Proposed rear single-storey extension, existing fencing to be replaced with reclaimed brick walls to match existing, and front first floor windows to be replaced. Address: 26 High Street, Kenilworth, CV8 1LZ	The Town Council has no reason to object to this application.
Application No: W/21/1807 Description: Replacement of existing conservatory with solid structure and internal amendments. Address: 24 Arthur Street, Kenilworth, CV8 2HE	Whilst having no reason to object, Members commented that no detail was apparent as to materials to be used, which should be required to match existing.
Application No: W/21/1813 Description: Erection of front & rear two storey extensions & single storey side & rear extensions Address: 19 Wincote Close, Kenilworth, CV8 2QE	Whilst having no reason to object, Members commented that this proposal may have a detrimental effect on the streetscene, with no other nearby front extensions. They also felt that brickwork should be used in place of proposed rendering. Members requested that Officers assess compliance with parking standards, in light of the loss of garage space.
Application No: W/21/1865 Description: Erection of rear box dormer, 'hip to gable' roof extension and installation of 3no. front facing roof lights. Address: 9 Nason Grove, Kenilworth, CV8 2HU	Whilst having no reason to object, Members commented that this proposal may have a detrimental effect on the streetscene. They noted that the roofline was not subservient to the main house. Members expressed concern on the full length Dormer windows and requested that Officers assess any overlooking issues. They further requested that compliance with parking standards is assessed, in light of the increased number of bedrooms.

Application No: W/21/1876 Description: Erection of two storey rear extension and garage conversion Address: 33 Rounds Hill, Kenilworth, CV8 1DW	Whilst having no reason to object, Members commented that Officers should assess compliance with parking standards. They also noted the lack of detail for the garage to the rear.
Application No: W/21/1900 Description: Demolition of conservatory and erection of new single storey extension to rear Address: 41 Arden Road, Kenilworth, CV8 2DU	The Town Council has no reason to object to this application.
Application No: W/21/1910 Description: Erection of two storey side extension. Address: 12 Rouncil Lane, Kenilworth, CV8 1FF	The Town Council has no reason to object to this application.
Application No: W/21/1917 Description: Erection of single storey rear extension. Address: 33 Moseley Road, Kenilworth, CV8 2AR	The Town Council has no reason to object to this application.
Application No: W/21/1943 Description: Single storey side kitchen extension and front porch addition Address: 7 Finham Crescent, Kenilworth, CV8 2HZ	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/21/1435, W/21/1439, W/21/1683, W/21/1689, W/21/1730, W/21/1731LB, W/21/1769, W/21/1780, W/21/1807, W/21/1813, W/21/1865, W/21/1876, W/21/1900, W/21/1910, W/21/1917, W/21/1943.

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.426 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.425 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 F Coker was nominated and agreed to represent the Town Councils objection to W/21/1734 (Hammonds Barn, Purlieu Lane).

P.427 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.428 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/21/0657

Description: Erection of boundary fence.

Address: 2 Elizabeth Way, Kenilworth, CV8 1QP

REFUSED by WDC Planning Committee – detrimental to streetscene

KTC Members COMMENTED that fence may be detrimental to streetscene.

(2) Withdrawals.

None

(3). Others.

None

P.429 CORRESPONDENCE & SPECIAL MATTERS

The Chair reminded Members that a private briefing with from Gary Fisher will take place remotely next Thursday 18 November, commencing 6pm. The link has been distributed.

P.430 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 02 December 2021, following the Meeting of the Town Council.**

The meeting concluded at 9.15 pm.

Signed:

Dated: