

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9.25 pm, on Thursday 29 July 2021

PRESENT: Councillor K S Dickson (Chair)

Councillors: P Austin, R J Barry, A G Chalmers, M F Coker, 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 Eaton

No members of the public were present.

P.363 **APOLOGIES**

Councillor: S Cooke

P.364 **DECLARATIONS OF INTEREST**

A G Chalmers	W/21/0675	Objector known	Personal
J A Dearing	W/21/0675	Objector known	Personal
K S Dickson	W/21/0675	Objector known	Personal
G D Hyde	W/21/0675	Objector known	Personal
A W Milton	W/21/0675	Objector known	Personal
K S Dickson	W/21/0772	Applicant known	Personal
P J Jones	W/21/0886	Applicant known	Personal
A W Milton	W/21/0886	Applicant known	Personal
A M Dearing	W/21/1169	Applicant known	Personal
J A Dearing	W/21/1169	Applicant known	Personal

P.365 **MINUTES**

The Minutes of the Planning Committee held on 08 July 2021 were moved, seconded, and approved.

P.366 **MATTERS ARISING**

None.

NEW MATTERS

P.367 **PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL**

Amended, Deferred Applications or Further Consideration Applications:

W/21/0170 (Abbey Fields, Swimming Pool, Bridge Street, Kenilworth, CV8 1BP)

Following a recommendation from the Chair, Members AGREED that consideration of this amended application is deferred, pending detailed discussion at a “Working Group” to be published and held remotely on 03 August 2021.

Minutes of this Working Group will then be ratified at Planning Committee on 19 August 2021, prior to submission of comments to Warwick District Council (WDC).

The Chair further advised that this matter is due to go to WDC Planning Committee for consideration in September. The Planning Officer has agreed the above timetable for submitting comments will be acceptable.

In addition, the Planning Officer has indicated that W/21/0169 - Castle Farm Sports Centre, Fishponds Road, Kenilworth, CV8 1EY may also be considered at the same time, with a request for further comments imminent. Members AGREED, that pending receipt of any request and additional required documentation, another Working Group will take place remotely on 17 August 2021 to consider this matter, with Minutes to be ratified at Planning Committee on 19 August 2021, prior to submission of comments to WDC.

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/21/0170 Description: Demolition of existing swimming pool and outdoor pool and redevelopment to provide two new indoor swimming pools and associated changing facilities with ancillary cafe, boundary treatment and landscaping. Address: Abbey Fields, Swimming Pool, Bridge Street, Kenilworth, CV8 1BP	Members deferred commenting on this application, pending consideration at a Planning Working Group on 03 August 2021.
Application No: W/21/0466 Description: Erection of proposed two storey rear extension and erection of rear box dormer. Proposed rendering of existing front elevation and proposed side and rear elevations. Address: 86 Clinton Lane, Kenilworth, CV8 1AX	The Town Council has no reason to object to this application.
Application No: W/21/0084 Description: Erection of oak framed/glazed enclosed front porch and application of render to front elevation of property.	Listed in error.

Address: 17 Birches Lane, Kenilworth, CV8 2AB	
Application No: W/21/0513 Description: 2nd storey rear extension. Address: 86 Rouncil Lane, Kenilworth, CV8 1FQ	The Town Council has no reason to object to this application.
Application No: W/21/0609 Description: Proposed demolition of the existing conservatory, and erection of single storey rear extension. Revisions to internal layout and fenestration. Address: 32 Priorsfield Road, Kenilworth, CV8 1DB	The Town Council has no reason to object to this application.
Application No: W/21/0624 Description: Two storey side extension. Address: 53 Malthouse Lane, Kenilworth, CV8 1AD	The Town Council has no reason to object to this application.
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	Members OBJECTED to this application. They considered it detrimental to the Streetscene, contrasting with the open aspect of neighbouring front gardens. The above objection was considered a material consideration, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policy KP13 (General Design Principles) and the Warwick District Local Plan policies BE1 (Built Environment, Layout and Design). In addition to these objections, Members COMMENTED that the proposed vehicular exit was close to a road junction, creating potential safety issues.
Application No: W/21/0643 Description: Single storey side and rear extensions. Address: 27 Dencer Drive, Kenilworth, CV8 2QR	The Town Council has no reason to object to this application.
Application No: W/21/0658 Description: Demolition of existing garage and construction of a two storey side extension and new build detached garage. Address: 46 Highland Road, Kenilworth, CV8 2ET	Whilst having no reason to object, Members commented that existing elevations were missing from deposited plans and expressed concern as to potential changes to the Streetscene.
Application No: W/21/0671	The Town Council has no reason to object to this application.

Description: Erection of proposed single storey front extension and single storey side and rear wrap-around extension. Erection of proposed first floor side extension over existing garage and first floor side extension. Installation of two front and two rear velux rooflights. Address: 35 Amherst Road, Kenilworth, CV8 1AG	
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	Members OBJECTED to this application. It was considered to have a detrimental impact on pedestrians, street parking and the Streetscene. This would create a precedent in a sensitive area. The above objection was considered a material consideration, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policy KP13 (General Design Principles) and the Warwick District Local Plan policies BE1 (Built Environment, Layout and Design).
Application No: W/21/0683 Description: Erection of an outbuilding to rear garden and associated works. Address: 3 Abbey Hill, Kenilworth, CV8 1LW	The Town Council has no reason to object to this application.
Application No: W/21/0684 LB Description: Listed building consent for the erection of an outbuilding to rear garden and associated works. Address: 3 Abbey Hill, Kenilworth, CV8 1LW	The Town Council has no reason to object to this application.
Application No: W/21/0714 Description: Erection of a single storey rear extension, conversion of existing garage, single storey front porch and loft conversion with associated dormer and rooflights. Address: 69 Elmdene Road, Kenilworth, CV8 2BW	Whilst having no reason to object, Members commented that Officers should check for compliance with the Residential Design Guide, with particular reference to: • The box dormer • Overlooking issues with No 67 (side elevation plan missing)
Application No: W/21/0756 Description: Application for variation of Condition 2 of planning permission ref: W/81/1223 (Change of use of ground floor from shop to Fish and Chip Shop) to change the opening hours to 12:00 and 23:00 Monday to Thursday, 12:00 and 23:30 Friday and Saturday and	Members deferred commenting on this application, pending clarification on proposed opening times. These were different on the Application and the proposal description.

17:00 – 23:00 on a Sunday and description of premises to hot food take away. Address: Hong Kong Garden, 6 Oaks Precinct, Caesar Road, Kenilworth, CV8 1DP	
Application No: W/21/0772 Description: Erection of a two storey side extension and a single storey side/rear extension. Address: 11 Queens Road, Kenilworth, CV8 1JQ	The Town Council has no reason to object to this application.
Application No: W/21/0798 Description: Single storey front, side & rear extension. Address: 71 Priorsfield Road, Kenilworth, CV8 1BZ	Whilst having no reason to object, Members commented that the drawing for the proposed side elevation (to No 69) is incorrect being a copy of the existing.
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	Members deferred commenting on this application, pending receipt of additional documentation providing full details to a similar standard as those submitted on previous applications. This is considered an iconic building in a sensitive area.
Application No: W/21/0944 Description: Proposed front porch, rear lean to extension, internal remodelling & front bin & cycle stores (on brick). Address: 20 Randall Road, Kenilworth, CV8 1JY	Whilst having no reason to object, Members commented that Officers should check for compliance with the Residential Design Guide, with particular reference to: • The 45° rule • Balcony overlooking issues
Application No: W/21/0988 Description: Change of use of first floor workshop/training facility (associated with the ground floor make-up studio) [Use Class - Sui Generis] to a 1-bed flat [Use Class - C3]. Address: 2 Station Road, Kenilworth, CV8 1JJ	Whilst having no reason to object, Members commented that Officers should check for compliance with the Parking Standards SPD.
Application No: W/21/1067 Description: Proposed single storey side and rear extensions.	The Town Council has no reason to object to this application.

Modifications to front dormer and Juliet Balcony. Address: Hillingford, 80 Malt-house Lane, Kenilworth, CV8 1AD	
Application No: W/21/1093 Description: Proposed erection of two storey side extension. Address: 9 Whitehead Drive, Kenilworth, CV8 2TP	Whilst having no reason to object, Members commented that the proposed choice of materials may have a detrimental effect on the Streetscene.
Application No: W/21/1095 Description: Proposed widening of current driveway access. Replacement of existing gates with wider similar wooden gates, stained black. Address: Rosemary, 3A Upper Rosemary Hill, Kenilworth, CV8 2PA	Withdrawn.
Application No: W/21/1096 LB Description: Proposed widening of current driveway access. Replacement of existing gates with wider similar wooden gates, stained black. Address: Rosemary, 3A Upper Rosemary Hill, Kenilworth, CV8 2PA	Withdrawn.
Application No: W/21/1134 Description: Application for the proposed change of use from Guest House (use class C1) to single dwelling (use class C3), re-submission of W/18/0429. Address: Arden Guest House, 20 Queens Road, Kenilworth, CV8 1JQ	Members COMMENTED that they had no reason to object but regret the loss of another Guest House in the Town.
Application No: W/21/1161 Description: Proposed erection of two storey side & single storey rear extension. Address: 71 Queens Road, Kenilworth, CV8 1JS	The Town Council has no reason to object to this application.
Application No: W/21/1169 Description: Advertisement consent for vinyl signage to building frontage. Address: Cherry Cottage, 5 The Square, Kenilworth, CV8 1EF	The Town Council has no reason to object to this application.

Application No: W/21/1190 LB Description: Refurbishment of existing Coach House, installation of first floor and wc to the ground floor. Address: Rudfyn Manor, Birmingham Road, Kenilworth, CV8 1PT	The Town Council has no reason to object to this application.
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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/21/0513, W/21/0609, W/21/0624, W/21/0643, W/21/0658, W/21/0671, W/21/0714, W/21/0772, W/21/0798, W/21/0886, W/21/0944, W/21/1067, W/21/1093, W/21/1161, W/21/1190LB.

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.368 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.367 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 the following decisions from WDC Planning Committee on 21 July 2021 -

Application No: W/20/2020

Description: Hybrid planning application comprising:
Full planning application for 98 dwellings (Class C3).....

Address: Land at Thickthorn, Kenilworth

Applicant: Barwood Development Securities Ltd

The application was withdrawn from the agenda to enable an opportunity for the applicant to engage further with key stakeholders. A Meeting with KTC is being arranged.

Application No: W/20/2089

Description: Provision of 4 additional dwellings on existing development site (reserved matters approval for 125 under W/19/0784) 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

Applicant: Bovis Homes Ltd

The application was granted in accordance with the recommendations in the report, with an additional note to the applicant promoting the route of access to the site via primary roads off the A41.

P.369 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.370 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

(1) Contrary Decisions

None.

(2) Withdrawals.

None.

(3). Others.

None.

P.371 CORRESPONDENCE & SPECIAL MATTERS

P.372 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 19 August 2021, at 7pm.** In addition, a Planning Working Group will take place remotely **on Tuesday 03 August 2021, at 7.30pm.**

The meeting concluded at 10.15 pm.

Signed:

Dated: