

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held remotely, commencing 9.10 pm, on Thursday 22 October 2020

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

No members of the public were present; the press was not represented.

P.228 APOLOGIES

Councillors: J E Worrall

P.229 DECLARATIONS OF INTEREST

G D Hyde	W/20/1258	Objector known	Personal
A M Dearing	W/20/1276	Architect known	Personal
J A Dearing	W/20/1276	Architect known	Personal

P.230 MINUTES

The Minutes of the Planning Committee held on 01 October 2020 were moved, seconded, and approved.

P.231 MATTERS ARISING

None

NEW MATTERS

P.232 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/20/1258 Description: Demolition of existing conservatory and erection of a first floor and two storey rear extension, alterations to the front elevation. Address: 11 The Close, Kenilworth, CV8 2HN	Members had no reason to object to this changed application, having regard to current (revised) plans. They did point out that these plans still contained inaccuracies.
Application No: W/20/1210 Description: Erection of proposed single storey rear extension, addition of new pitched tiled roof over existing first floor extension and erection of two side facing rear dormers. Address: 34 Castle Hill, Kenilworth, CV8 1NB	Members had no reason to object to this application.
Application No: W/20/1217 Description: Erection of two storey dwelling (to be attached to No.34). Address: 34 Watling Road, Kenilworth, CV8 2HS	Members OBJECTED to this proposal. They considered it garden land development, neither harmonising nor in sympathy with neighbouring property and the immediate streetscene. It was felt to have a negative impact on the residential amenity of surrounding buildings. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, section KP13 (General Design Principles) and the Warwick District Local Plan H1 (Directing New Housing) and (BE1 (Layout and Design).
Application No: W/20/1235 Description: Erection of single storey extension at the side and rear of the dwellinghouse. Address: 33 Brookside Avenue, Kenilworth, CV8 1ES	Members had no reason to object to this application.
Application No: W/20/1276 Description: New 1.5-storey side extension, and replacement of existing conservatory with new flat-roofed extension Address: 5 Gloster Drive, Kenilworth, CV8 2TU	Members had 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/20/1258, W/20/1210, W/20/1235, W/20/1276

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.233 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.232 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Reports were given on the following KTC Objections, which were represented at WDC Planning Committee –

W/20/1055 (Hobournes, Upper Spring Lane) – Councillor M F Coker reported Application Refused.

W/19/1200 (Southcrest Farm) – Councillor P J Jones reported Application Granted.

W/20/1004 (8 Avon Rd) – Chair reported KTC Objection removed on receipt of amended plans

W/20/1009 – (17 Woodland Road) - Chair reported KTC Objection removed on delayed receipt of amended plans

The Chair reported that subsequent to the above, the Town Clerk sent an email to WDC...
We seem to be experiencing real issues lately with amended plans not coming back to us for further consideration, and then being included in the WDC Planning Committee meetings as we have Objected

A response was received from WDC Business Manager - Development Management.....
Thank you for confirming the withdrawal of objection for 17 Woodland Road. We can proceed to issue the decision under delegated powers.

I am sorry to hear that there have been instances where KTC have not been reconsulted on amended plans.

The delegation agreement does allow for officers to deal with applications under delegated powers where it is considered that the objections raised by town and parish councils have been overcome through amendments and in these cases it may not be deemed to be necessary to reconsult.

However, this does not explain those cases which are still going to committee. As you rightly point out, this is an unnecessary waste of resource not to mention additional delay for the applicants.

When we receive amended plans, officers can either determine whether they consider that objections have been overcome or where this is not clear or where it is likely that they have not, officers should be undergo a 14 day reconsultation exercise.

I agree that reconsultations should go on your agenda and we can ask for extensions of time to facilitate this.

I'll pick this issue up with the team and also alert them to ensure any outstanding consultations are sent to you by your deadline.

Members NOTED this update.

P.234 APPEALS - DECISIONS AND NOTIFICATIONS

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) –
PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION
Address of site to which the appeal relates: 21 Wordsworth Drive, Kenilworth, CV8 2TB
Proposed development: Application of cream silicone render over existing brickwork to part of the front and part of the rear elevations
Appeal reference number: APP/T3725/D/20/3258952
Appeal Start Date: 12/10/2020

Members NOTED this appeal notification and agreed that no additional representations would be made to the Planning Inspectorate.

P.235 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates.

(1). Contrary Decisions.

Application No: W/19/1200

Description: Demolition of existing dwelling house and outbuildings and residential development of up to 99 dwellings including the creation of a new vehicular access, open space, landscape

planting and surface water attenuation (all matters reserved except access).

Address: Land at SouthCrest Farm, Crewe Lane, Kenilworth, CV8 2DG

KTC OBJECTED.....numerous grounds

WDC Planning Committee APPROVED

Application No: W/20/1115

Description: Application for the variation of Conditions 6 (deliveries) and 7 (opening hours) of planning permission W15/0256 (Demolition of existing warehouse (Class B8) and replacement with storage yard, storage building, access vehicle parking and conversion of existing building to provide builders merchants (Sui Generis)) to extend opening hours and delivery times for a temporary period.

Address: Units 3 and 5a, Princes Drive, Kenilworth, CV8 2FD

Members OBJECTED to the changes outlined in the application and felt that the wording of the changes to timings had not been set out accurately. Whilst Members were sympathetic to the reasons for the application and wished to show support for local businesses, they felt that this was an exceptional location, as described in the Covid 19 guidance, due to its position immediately adjacent to a residential area. Members were concerned about the effect of the changes to local residents, in particular the reversing sounds of vehicles.

WDC Planning Committee APPROVED, subject to conditions including....

There shall be no deliveries (incoming or leaving) between the hours of 18:30 and 07:30 Monday to Fridays, between 13:00 and 08:00 on Saturdays and at no time on Sundays and Bank Holidays for a temporary period ending on 1 April 2021, following which permitted delivery hours shall revert to those specified in condition 6 of planning permission ref. W/15/0256. REASON: In the interests of the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

The opening hours of the premises shall be limited to: between the hours of 07:30 and 18:30 Monday to Fridays; between 08:00 and 16:00 on Saturdays and no time on Sundays and Bank Holidays for a temporary period ending on 1 April 2021, following which permitted opening hours shall revert to those specified in condition 7 of planning permission ref. W/15/0256. REASON: In the interests of the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

(2). Withdrawals.

Application No: W/20/1269

Description: Erection of a part single and two storey side extension.

Address: Woodside Lodge, Glasshouse Lane, Kenilworth, CV8 2AL

Applicant: Mr & Mrs Edwards

(3). Others.

Application Reference: W/20/1336

Proposal: Notification for prior approval for a proposed larger home extension for erection of single storey rear extension; 5.30m depth; 3.70m height and 3.10m to the eaves.

Address: 60 Arthur Street, Kenilworth, CV8 2HE

Application for prior approval REFUSED.

Proposals exceed the limitations of permitted development.

P.236 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

Application No: W/20/1402

Description: Full Planning Application for the relocation of Kenilworth Rugby Club....

Address: Kenilworth Rugby Football Club, Warwick Road, Kenilworth, CV8 1FE

The Chair reported that the following response had been received from WCC Highways, regarding traffic issues -

Please note that, as yet, Warwick District Council have not consulted with us on this application. I'm sure though that it will be for me to comment on when it arrives.

I note your concerns over traffic speeds on Warwick Road, however, I must advise that Road Safety have consistently responded that unless the relevant criteria is met for a change in speed limit at this location, then it cannot be taken forward. We will, of course, ensure that the access for all modes of travel is suitable for the actual speeds on the road to provide the safest access possible under the circumstances.

I'll let you know when we get consulted on the application.

P.237 NEXT MEETING

It was NOTED that the next scheduled meeting will be held remotely on Thursday 12 November 2020, at 7 pm.

The meeting concluded at 9.55 pm.

Signed:

Dated: