

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held remotely, commencing 7.05 pm, on Thursday 12 November 2020

PRESENT: Councillor J A Dearing (Chair)

Councillors: 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, 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.238 APOLOGIES

Councillors: P Austin, P J Jones, J E Worrall.

P.239 DECLARATIONS OF INTEREST

A W Milton	W/20/1274	Applicant known	Personal
G D Hyde	W/20/1274	Applicant known	Personal
K S Dickson	W/20/1274	Applicant known	Personal

P.240 MINUTES

The Minutes of the Planning Committee held on 22 October 2020 were moved, seconded, and approved.

P.241 MATTERS ARISING

None

NEW MATTERS

P.242 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/20/1019 Description: Provision of a new front door to the Community Centre by reducing the existing window and replacing with a combination frame. At the same time it is proposed to extend the landing area of the disabled access ramp to better service the new door Address: Beauchamp Court, Beauchamp Road, Kenilworth	The Town Council has no reason to object to this application.
Application No: W/20/1274 Description: Two storey side and rear extension, with ancillary accommodation to rear. Address: 60 Rouncil Lane, Kenilworth, CV8 1FQ	Members COMMENTED that whilst having no reason to object, they expressed strong concerns over compliance with the Residential Design Guide in respect of – • The size and massing of a large extension, dominating the existing dwelling. • Introducing a gabled roof extension onto a hipped roof dwelling. • Positioning of the box dormer.
Application No: W/20/1323 Description: Erection of a two storey side extension, single storey rear extension, extension to existing porch canopy, increase in height of the roof ridge by approx. 0.40 metres, installation of no.4 rooflights within the front roofslope and erection of a rear dormer roof extension to facilitate a loft conversion. Address: 46 Queens Road, Kenilworth, CV8 1JS	Members COMMENTED that whilst having no reason to object, they expressed strong concerns over compliance with the Residential Design Guide in respect of – • The size and massing of a large extension, dominating the existing dwelling. • Introducing a Juliet balcony, overlooking neighbouring gardens. • Positioning and size of the box dormer.
Application No: W/20/1369 Description: Erection of a single storey rear extension and front porch Address: 30 Leycester Road, Kenilworth, CV8 1FZ	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 45^o rule and the Porch design.
Application No: W/20/1374 Description: Erection of a single storey rear extension and associated garage alterations. Address: 18 Thornby Avenue, Kenilworth, CV8 2DT	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 45^o rule.
Application No: W/20/1377 Description: Erection of a single storey front extension, demolition	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 45^o rule.

of rear conservatory and replacement single storey rear extension. Address: 50 Amherst Road, Kenilworth, CV8 1AH	
Application No: W/20/1380 Description: Erection of a dwelling together with associated new access onto Crewe Lane. Address: Land at Crewe lane, Crewe Lane, Kenilworth	Members COMMENTED that whilst having no reason to object, they were concerned that this proposal, including access arrangements, will be sympathetic to new development proposals in this area. Specifically, it should sit carefully into the landscape, in an otherwise unbuilt upon location which will be overlooked by new housing and comprises an important entrance to the Town.
Application No: W/20/1426 Description: Erection of glass single storey extension and replacement of existing first floor side facing window. Address: 40 Station Road, Kenilworth, CV8 1JD	The Town Council has no reason to object to this application.
Application No: W/20/1441 Description: Erection of a single storey side and rear extension with roof terrace. Address: 15 Leagh Close, Kenilworth, CV8 2FN	Members OBJECTED to this proposal. 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. Specifically, Members noted the roof terrace will overlook neighbouring gardens. 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 BE1 (Layout and Design), BE3 (Amenity), SC0 (Sustainable Communities) and the Residential Design Guide (section 8).
Application No: W/20/1454 Description: Erection of a front dormer roof extension and a garage conversion. Address: 51 Fishponds Road, Kenilworth, CV8 1EY	The Town Council has no reason to object to this application.
Application No: W/20/1693 Description: Application for Prior Approval under Part 1, Class AA of the GPDO 2015 (as amended) for proposed enlargement of a dwellinghouse by construction of an additional stories, with the maximum height of the additional storey(s) being 7.7m Address: 21 Thickthorn Close, Kenilworth, CV8 2AF	Members OBJECTED to this proposal. It was considered to have a detrimental effect on the streetscene, out of keeping with neighbouring property. Members noted a long run of existing bungalows along this side of Thickthorn Close. The height of this proposal does not follow through with other buildings, will be out of place and overlook neighbouring property. This objection was considered a material consideration, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, section KP13 (General Design Principles) and the Warwick District Local Plan BE1 (Layout and Design), BE3 (Amenity), SC0 (Sustainable Communities) and the Residential Design Guide (sections 4 and 8).

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

W/20/1274, W/20/1323, W/20/1369, W/20/1374, W/20/1377, W/20/1426, W/20/1441, W/20/1454, W/20/1693.

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 was submitted, in respect of the stated applications (to apply where approval is granted);

W/20/1380

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.

P.243 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.242 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.244 APPEALS - DECISIONS AND NOTIFICATIONS

None

P.245 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates.

(1). Contrary Decisions.

None

(2). Withdrawals.

Application No: W/20/1432

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

Address: 10 Keeling Road, Kenilworth, CV8 2JP

(3). Others.

Application No: W/20/1077

Description: Creation of an access onto Manor Road, driveway with new boundary fencing, installation of one rooflight within front roofslope of dwellinghouse.

Address: 4 Lower Ladyes Hills, Kenilworth, CV8 2GN

KTC OBJECTED – Safety of new access to driveway....

WDC Officers REFUSED permission – Safety of new access to driveway + detrimental to landscape character....

New Tree Preservation Order Notification

Tree Preservation Order No: 564

Address: 33 Rouncil Lane, Kenilworth CV8 1FN

P.246 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

Application No: W/20/1217

Description: Erection of two storey dwelling (to be attached to No.34).

Address: 34 Watling Road, Kenil-worth, CV8 2HS

Email request from Planning Officer to remove KTC Objection, on basis that in her opinion amended plans cover issues.

After consideration, Members felt that this still constituted building on garden land. It was proposed, seconded and:

RESOLVED that Kenilworth Town Council maintains its original Objection.

P.247 NEXT MEETING

It was NOTED that the next scheduled meeting will be held remotely on Thursday 03 December 2020, following the Meeting of the Town Council.

The meeting concluded at 7.50 pm.

Signed:

Dated: