

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Commencing at 9.38 pm on Thursday 05 December 2019

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, J E P Worrall.

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

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

The fire and safety brief was presented on the viewing screens.

P.96 **APOLOGIES**

None

P.97 **DECLARATIONS OF INTEREST**

M F Coker	W/19/1711	Immediate Neighbour	Personal
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P.98 **MINUTES**

The Minutes of the Planning Committee held on 05 December 2019 were moved, seconded, and approved.

P.99 **MATTERS ARISING**

It was NOTED that there were no matters arising.

NEW MATTERS

P.100 **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:

REFERENCE	COMMENT
Application No: W/19/1711 Description: Erection of two storey front and side extension and a single storey garage Address: 4 Elmbank Road, Kenilworth, CV8 1AL	Members withdrew their objection to this application, considering that amended plans satisfied any previous concerns. <i>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.</i>
Application No: W/19/1510 Description: Erection of first floor side extension, single storey rear extension and rear detached garage extension. Address: Fern House, 1 Crackley Hill, Coventry Road, Kenilworth, CV8 2EE	Members COMMENTED that whereas they had no reason to object, Officers should ensure that the roof dormer is in compliance with the Residential Design Guide, fig 21. <i>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.</i>
Application No: W/19/1604 Description: First floor side extension, single storey rear extension, and alterations. Address: 17 Pears Close, Kenilworth, CV8 1BS	<i>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.</i>
Application No: W/19/1811 Description: Rear and side single storey ground floor extensions. Address: 38 Arthur Street, Kenilworth, CV8 2HE	Members OBJECTED to this proposal. They considered the use of an angled wall to constitute unacceptable avoidance of the 45° rule, rather than an integral part of the design. Members felt this to be a material consideration, in contravention of relevant Planning Policy, specifically with respect to Appendix C of the Residential Design Guide.
Application No: W/19/1822 Description: Erection of single storey rear extension. Address: 18 Dalehouse Lane, Kenilworth, CV8 2HX	<i>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.</i>

Application No: W/19/1867 Description: Single storey extension to rear of property to create an assisted bathroom, bedroom, sitting-dining area. Address: 27 Farmer Ward Road, Kenilworth, CV8 2DJ	<i>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.</i>
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P.101 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.100 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

The Chair reported on attendance at WDC Planning Committee on 03 December –

W/18/0643 – Land at Kings Hill Lane, Stoneleigh

The application was granted in accordance with the recommendation in the report and addendum. An additional clause was added to condition 11 dealing with the consideration and evaluation of a site wide District heating scheme.
(Cllr Kate Dickson represented the KTC Objections).

Members NOTED this update.

P.102 APPEALS - DECISIONS AND NOTIFICATIONS

None Received.

P.103 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates –

Contrary Decisions

None Received

Withdrawals.

Application No: W/19/1354

Description: Variation of Condition 2 (approved plans) of Planning Permission W/18/2195 to provide design changes to the rear elevation of the building consisting of provision of flat roof in lieu of approved pitched roof, revision to roof terrace area to rear and associated internal and external alterations.

Address: Store and Premises, 78 Warwick Road, Kenilworth, CV8 1HL

Members COMMENTED on compliance of the proposed flat roof

Others.

Application No: W/19/0499

Description: Demolition of existing detached garage. Erection of 4-bed dwellinghouse with a detached double garage. Conversion of office/lounge to garage/office and off road parking to front of existing house.

Address: 2 The Wardens, Kenilworth, CV8 2UH

REFUSED by WDC Officers - ...overdevelopment of the site, providing a narrow building on a narrow plot in an area that is characterised by large dwellings set in spacious plots.

KTC Members OBJECTED to this proposal as being contrary to LP.H1 and KNP 13 b and c - The application endeavours to shoe-horn an additional house onto garden area of the existing house.

P.104 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

Subject: Enf/288/19 - Rear of 6-8 The Square, Kenilworth - Tarmac area adjacent the Square West Carpark.

KTC referred non approved works to Planning Enforcement.

The Chair reported on the following update report from WDC:

Officer visited the above site on 27.11.19 and witnessed that an area of land to the rear of 6-8 The Square had been cleared and replaced with part porous and part tarmac hardstanding. I have taken this enforcement case to our internal team meeting to assess if we would find a planning application acceptable. The removal of shrubs and the installation of a porous hardstanding does not require planning permission, however, the tarmac area does. Therefore, we have invited the owner to submit a Planning Application for the tarmac area which, at present, we would find acceptable.

As an application has been invited, this email is to let you know that we will be closing the case and that no further action will be taken.

P.105 NEXT MEETING

It was NOTED that the next scheduled meeting will be held on **Tuesday 17 December 2019, following the Meeting of the Finance and General Services Committee**, in the Council Chamber, Jubilee House, Kenilworth.

The meeting concluded at 10.00 pm.

Signed:

Dated: