

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held remotely, Commencing at 7 pm on Thursday 30 April 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, J E P Worrall.

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

Two members of the public were present; the press was not represented.

P.146 APOLOGIES

None

P.147 DECLARATIONS OF INTEREST

A J Firth	W/20/0107	Builder Known	Personal
P J Jones	W/20/0107	Applicant Known	Personal
A M Dearing	W/20/0405	Applicant Known	Personal
J A Dearing	W/20/0405	Applicant Known	Personal
A M Dearing	W/20/0459	Applicant Known	Personal
J A Dearing	W/20/0459	Applicant Known	Personal
K S Dickson	W/20/0520	Applicant Known	Personal
A W Milton	W/20/0520	Applicant Known	Personal

P.148 MINUTES

The Minutes of the Planning Committee held on 27 February 2020 and Decisions Sheets for email consideration of Planning Applications on 19 March 2020 and 09 April 2020 were moved, seconded, and approved.

P.149 MATTERS ARISING

NEW MATTERS

P.150 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/20/0107 Description: Demolition of existing bungalow and construction of replacement dwelling Address: Fairfields, Coventry Road, Ladyes Hills, Kenilworth, CV8 2FU	Members maintained their OBJECTION to this proposal (as amended). KP13R in Kenilworth Neighbourhood Plan paragraph 5.66 recognises that; The Upper Spring Lane and Tainters Hill Conservation Area forms an integral part of the character of the town of Kenilworth with views from Coventry Road down Tainters Hill to the Water Tower, and should be preserved and retained. This application refers to a three storey house which replaces a bungalow and would interfere with these views.
Application No: W/20/0160 Description: Proposed new university building (use class D1) Address: 6-8 The Square, Kenilworth, CV8 1EB	Members COMMENTED that whereas they had no reason to object, they assumed Officers will consider any disabled access issues to the bathroom and car parking. In addition, any cycle storage should be adequately covered and lit.
Application No: W/20/0345 Description: 6 No. proposed business starter units in rear yard Use Class A2 Address: 70 Warwick Road, Kenilworth, CV8 1HH	Members COMMENTED that whereas they had no reason to object, car parking was an issue, with two narrow bays arranged side by side. This will restrict movement. Members also assumed Officers will consider any disabled access matters arising. In addition, any cycle storage should be adequately covered and lit.
Application No: W/20/0390 Description: Proposed two storey side extension, single storey rear extension, adjustment to existing side extension parapet to allow for warm roof construction and enclosed porch to front Address: 35 Beehive Hill, Kenilworth, CV8 1BY	The Town Council has no reason to object to this proposal.
Application No: W/20/0405 Description: Creation of new farm access and laying of track Address: Roundshill Farm, Rouncil Lane, Kenilworth, CV8 1NN	Members COMMENTED that whereas they had no reason to object, they were concerned that all mature trees currently in any hedgerow to be removed (to provide required visual splay) should be conserved.
Application No: W/20/0418 Description: Proposed demolition of the existing outbuildings and rebuilding. Address: Luzley Brook, Castle Road, Kenilworth, CV8 1NH	The Town Council has no reason to object to this proposal.
Application No: W/20/0422 Description: Loft Conversion, Front Porch, 2 storey Rear and second storey side extension.	Members COMMENTED that whereas they had no reason to object, they had concerns as to the positioning of windows on the side elevation, including special distancing with neighbouring property.

Address: 14 Villiers Road, Kenilworth, CV8 2JB	
Application No: W/20/0442 Description: Proposed replacement single-storey extension and porch with associated internal alterations - Make good gable and adjacent roof as required where previous extension is removed – Replace and reposition Study stairs and balustrading - Form Boot Room, WC and Lobby - Replace existing timber windows - Repairs to roof, (inc. recovering the North and South slopes), primary gable frame, masonry, chimney pot, stairs and plaster – Introduce support posts to first floor jetty - Introduce rooflight to Study - Replace internal wiring and heating system Address: Wootton Grange House, Warwick Road, Kenilworth, CV8 1FE	Members COMMENTED that they had no reason to object, provided all work associated with this proposal was to the satisfaction of the Conservation Officer.
Application No: W/20/0443 LB Description: Proposed replacement single-storey extension and porch with associated internal alterations - Make good gable and adjacent roof as required where previous extension is removed – Replace and reposition Study stairs and balustrading - Form Boot Room, WC and Lobby - Replace existing timber windows - Repairs to roof, (inc. recovering the North and South slopes), primary gable frame, masonry, chimney pot, stairs and plaster – Introduce support posts to first floor jetty - Introduce rooflight to Study - Replace internal wiring and heating system Address: Wootton Grange House, Warwick Road, Kenilworth, CV8 1FE	Members COMMENTED that they had no reason to object, provided all work associated with this proposal was to the satisfaction of the Conservation Officer.
Application No: W/20/0444 Description: Demolish existing stand alone garage unit to side/rear elevation & demolish garage / store / car port to side elevation. Demolish existing conservatory to rear elevation. Erect part 2 storey side	The Town Council has no reason to object to this proposal.

extension and single storey rear extension. Address: 7 Framlingham Grove, Kenilworth, CV8 2PS	
Application No: W/20/0453 Description: Application for the variation of condition 2 of application W/81/1223 (Change of use of ground floor from shop to Fish and Chip Shop) to change the opening hours to 12 noon till 2pm Tuesday through to Saturday and 5pm till 12 midnight 7 days a week. Address: 6 Oaks Precinct, Caesar Road, Kenilworth, CV8 1DP	Members COMMENTED that whilst they had no reason to object, they assumed Officers will take note of any residents concerns in this residential area and urged local feedback. Members noted the proposal included later hours and Sunday trading.
Application No: W/20/0459 Description: Construction of 3 detached bungalows and ancillary site works. Address: Hobournes, Upper Spring Lane, Kenilworth, CV8 2JR	Members OBJECTED to this proposal for the following reasons: • The Planning Committee Objected to a previous application (W/19/1337) related to this proposed development. In assessing the revised application, the Planning Committee continued to be strongly guided by WDLP Policy H1 that states that ‘development on garden land will not be permitted unless it reinforces, or harmonises with, the established character of the street and/or locality and respects the surrounding buildings in terms of scale, height, form and massing’. The unanimous view of members is that the application fails to meet these stipulations and should therefore not be permitted, especially as the site sits within a Conservation Area. The notes below inform upon this view. • Characterised by its semi-rural nature and low density housing, the end of Fieldgate Lane provides a gradual change between urban and rural landscape, with wooded areas providing an important part. The proposed large-scale loss of mature trees, loss of substantial garden and an increase in housing density will be significantly detrimental to the public amenity, landscape and streetscene within a Conservation Area • This application is considered to constitute overdevelopment of a site within a Conservation Area. Dwellings in Fieldgate Lane are typically large, detached buildings within large gardens well set back from the road. Two of the proposed properties appeared to be less than 1 metre apart. • Vehicular access and egress for three additional dwellings, onto a one-way street, close to a busy junction with

	nearby primary school and nursery, presents significant road safety concerns. The logical access and egress to the site is Upper Spring Lane, not Fieldgate Lane. The Planning Committee notes the significant number of impressive written objections from local residents, and objections from WCC Landscape and WDC Conservation, and concerns of WCC Forestry. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13 (General Design Principles), KP 13(S) (Design Management in Upper Spring Lane and Tainters Hill), the Warwick District Local Plan policies H1 (Directing New Housing), HE2 (Conservation Areas) and associated guidance (Kenilworth – Guide to Conservation Areas). In addition to these objections, Members made the following COMMENTS: The existing single storey dwelling was built on land previously designated as Green Belt. Planning at that time was granted on the basis that the bungalow stands in the middle of a large site in order to minimise its impact on the open character of the (then) countryside and Green Belt. This new proposal involves three dwellings, removing the current countryside feel. The submitted plans have insufficient detail about the buildings, with no apparent scale or reference to materials. Highway Safety issues need to acknowledge the close proximity of a School and Nursery. It was noted that the Design Statement contains factual and typographical errors, some documents are now out-of-date, all of which is unacceptable for such a significant development. No information was apparent on any required sustainable drainage systems (SuDS) for managing surface water.
Application No: W/20/0461 Description: Erection of a first floor side and single storey rear extension. Address: 18 Mayfield Drive, Kenilworth, CV8 2SW	Members COMMENTED that whereas they had no reason to object, they assumed that Officers will check compliance with the 45° rule.
Application No: W/20/0482 Description: Two Storey Rear Ex-	Members OBJECTED to this proposal. The box dormer is positioned on a flat roof and is over dominant, in contravention of

tension and Loft Conversion Address: 16 Leagh Close, Kenilworth, CV8 2FN	the Residential Design Guide (fig.21). In addition, Members COMMENTED that changes to roof detail were not in keeping with the adjoining semi or the streetscene. This caused a loss of symmetry, in contravention of the Residential Design Guide.
Application No: W/20/0520 Description: Erection of two storey rear and first floor front extension Address: 6 Whitehead Drive, Kenilworth, CV8 2TP	Members COMMENTED that whereas they had no reason to object, they assumed that Officers will check compliance with the 45° rule. In addition, they felt this proposal resulted in a large footprint and may constitute inappropriate massing.
Application No: W/20/0522 Description: Erection of two storey rear, second storey side and a porch extension Address: 14 Caesar Road, Kenilworth, CV8 1DL	Members COMMENTED that whereas they had no reason to object, they assumed that Officers will check compliance with the 45° rule.
Application No: W/20/0531 Description: Erection of first floor side extension, a front dormer & a new porch Address: 73 Moorlands Avenue, Kenilworth, CV8 1RZ	The Town Council has no reason to object to this proposal.
Application No: W/20/0553 Description: Erection of single storey rear; first floor side & front porch extension Address: 1 Dalehouse Lane, Kenilworth, CV8 2HW Applicant: Mr & Mrs Waring	The Town Council has no reason to object to this proposal.
Application No: W/20/0562 Description: Erection of two storey side & front extension; creation of hard standing front garden with new vehicular pavement and verge crossing Address: 9 Rawnsley Drive, Kenilworth, CV8 2NX	Members COMMENTED that whereas they had no reason to object, this proposal had a negative impact on the streetscene, due to loss of an open green garden area and also the potential loss of Highways trees.
Application No: W/20/0567 Description: Erection of two storey rear extension, partial garage conversion and porch addition Address: 1 Wincote Close, Kenilworth, CV8 2QE	Members COMMENTED that whereas they had no reason to object, this application affected a connected garage. They noted that formal notice is required and assumed that due process will be followed.
Application No: W/20/0571 LB	The Town Council has no reason to object to this proposal.

Description: Proposed to paint dark grey all existing timber window, door frames, doors, metal railings, signage, fascias and rain water goods Address: The Old Bakery, 12 High Street, Kenilworth, CV8	
Application No: W/20/0576 Description: Demolition of existing garage and rebuild of new garage with snug addition Address: Southway, 9A Southbank Road, Kenilworth, CV8 1LA	The Town Council has no reason to object to this proposal.

In addition, the following Environmental Impact Statement would be submitted, in respect of the stated applications ;

Planning Applications:

W/20/0345, W/20/0390, W/20/0422, W/20/0442, W/20/0443, W/20/0444, W/20/0461, W/20/0482, W/20/0520, W/20/0522, W/20/0531, W/20/0553, W/20/0562, W/20/0567, W/20/0576.

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.

Planning Applications:

W/20/0107 (if approved), W/20/0160, W/20/0418, W/20/0459 (if approved).

*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.151 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.150 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.152 APPEALS - DECISIONS AND NOTIFICATIONS

There were no matters arising under this agenda item.

P.153 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

There were no matters arising under this agenda item.

P.154 GENERAL PLANNING CORRESPONDENCE AND SPECIAL MATTERS

Members considered a previously published letter from the Portfolio Holder for Environment and Business for Warwick District Council, to the Secretary of State for Housing, Communication and Local Government, concerning environmental standards for new housing.

It was AGREED that the Chair would compose a suitable letter of support, to be sent to the Secretary of State on behalf of the Town Council. This would make specific reference to the Neighbourhood Plan and proposed house building in Kenilworth.

Members considered a suggestion from Councillor A Milton, that WDC be asked to set out in writing their current process for dealing with objections and comments from the Town Council as a Statutory Consultee.

It was AGREED that the Chair would compose a letter, requesting this information.

P.155 NEXT MEETING

It was NOTED that the next scheduled meeting will be held remotely on **Thursday 28 May 2020, at 7pm.**

The meeting concluded at 8.45 pm.

Signed:

Dated: