

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9:20pm, on Thursday 28 July 2022

PRESENT: Councillor K S Dickson.

Councillors: P Austin, R J Barry, A G Chalmers, S A Loudon-Cooke, A M Dearing, J A Dearing, A J Firth, P J Jones, A W Milton, R J Spencer.

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton.

No Members of the Public were present.

P.542 APOLOGIES

Councillors: M F Coker, G D Hyde

P.543 DECLARATIONS OF INTEREST

A W Milton W/22/0070 Applicant Known Personal

P.544 MINUTES

The Minutes of the Planning Committee held on 30 June 2022 were moved, seconded, and approved.

P.545 MATTERS ARISING

None.

NEW MATTERS

P.546 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

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/22/0070 Description: Erection of two storey side extension and timber cladding. Address: 39 Siddeley Avenue, Kenilworth, CV8 1EW	The Town Council has no reason to object to this application.

Application No: W/22/0638 Description: Erection of proposed single storey rear extension. Erection of proposed front and rear dormers. Proposed internal alterations. Address: 44 Park Hill, Kenilworth, CV8 2JF	Whilst having no reason to object, Members commented that these proposals could be considered overbearing.
Application No: W/22/0847 Description: Application for the Variation of Condition 8 of planning permission W/18/1372 - To reflect endorsement of the as installed perimeter timber fencing. Address: The Corner House, Crackley Hill, Coventry Road, Kenilworth, CV8 2EE	Members OBJECTED to this proposal. They supported comments submitted from WCC Landscape Team and Highways Authority. Members felt that the installed perimeter fencing, having regard to its height and prominent location, is detrimental to the streetscene. 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).
Application No: W/22/0895 Description: Proposed single storey rear extension after demolition of the existing outbuilding and removal of an internal chimney breast at ground floor. Address: 192 Warwick Road, Kenilworth, CV8 1HU	The Town Council has no reason to object to this application.
Application No: W/22/0896 LB Description: Proposed single storey rear extension after demolition of the existing outbuilding and removal of an internal chimney breast at ground floor. Address: 192 Warwick Road, Kenilworth, CV8 1HU	The Town Council has no reason to object to this application, subject to approval from the Conservation Officer.
Application No: W/22/0908 Description: Erection of single storey front and rear extensions and garage conversion. Address: 11 Tisdale Rise, Kenilworth, CV8 2QU	Whilst having no reason to object, Members noted that no application form was published and commented that materials used should match existing.
Application No: W/22/0940 Description: Replacement of existing cladding (hung tiles) with 'white' render & external insulation. Replacement of existing windows with upvc grey units, replace existing fascias, gutter and downpipes with grey upvc. Address: 1 Trentham Gardens, Kenilworth, CV8 2NW	Whilst having no reason to object, Members commented on potential harm to the streetscene.

Application No: W/22/0943 Description: Erection of single storey side return extension. Address: 6 Castle Road, Kenilworth, CV8 1NG	The Town Council has no reason to object to this application.
Application No: W/22/0951 Description: Variation of condition 2 (approved plans) of planning permission reference W/17/1828 (Change of use, conversion and extension of restaurant building (Use Class A3) with associated works to provide 6no. cluster flats providing a total of 23no. bedrooms for use as student accommodation) to allow for alterations to windows; omission of one basement bedroom; additional floor providing an additional 1 bed studio apartment unit (total residents remaining 23no.); and an additional car parking space. Address: 121-123 Warwick Road, Kenilworth, CV8 1HP	Whilst having no reason to object, Members were concerned that the proposed studio apartment unit may not be habitable. Officers should ensure comments from Private Sector Housing are received. Members also commented that a new parking assessment should be made.
Application No: W/22/0961 Description: Erection of single storey front and side extension. Address: 7 Hodnet Close, Kenilworth, CV8 2NG	Whilst having no reason to object, Members noted that this proposal included building to the boundary and asked Officers to ensure that all neighbours were formally notified as appropriate.
Application No: W/22/0966 Description: Erection of single storey rear extension. Address: White Cottage, Coventry Road, Ladyes Hills, Kenilworth, CV8 2FU	The Town Council has no reason to object to this application.
Application No: W/22/0969 Description: Erection of single storey side extension. Address: 60 Dencer Drive, Kenilworth, CV8 2QR	The Town Council has no reason to object to this application.
Application No: W/22/1014 Description: Single storey front extension and first floor rear extension. Address: 16 Chestnut Avenue, Kenilworth, CV8 1GD	The Town Council has no reason to object to this application.
Application No: W/22/1032 Description: Erection of single storey side and rear extensions	The Town Council has no reason to object to this application.

including the raising of existing garage eaves height. Construction of new canopy to principle elevation. Address: 55 Rouncil Lane, Kenilworth, CV8 1FN	
Application No: W/22/1039 Description: Change of use from Hotel (use Class C1) to a 37 bedroom House in Multiple Occupation (HMO) (Sui Generis) and the insertion of 3no. additional windows (Resubmission of previously approved planning applications - W/16/1203 & W/19/1165). Address: Peacock Hotel, 149 Warwick Road, Kenilworth, CV8 1HY	Members OBJECTED to this proposal. They considered it to be unviable due to inadequate facilities for food preparation and arrangement of rooms. This has a seriously detrimental impact on the residential amenity of existing and future residents. The above 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). In addition to this objection, Members asked that WDC Officers request the applicants renew the justification for the change of use permission (originally secured in 2013 from a hospitality consultancy and University of Warwick), in light of various circumstances having changed over the 9 year period (e.g. new developments of flats on Warwick Road, and the Kenilworth Neighbourhood Plan). Members drew Officers attention to the potential impact of/on air quality (eg. site is close to AQMA) and traffic issues related to Warwick Road. Members also raised concerns regarding compliance with various SPD elements including parking standards (provision of cycle spaces), noise management, boundary treatment, refuse/recycling bin areas, electric charging points for vehicles and whether the building would be accessible for disabled people and with suitable disabled parking spaces. A new parking assessment was specifically requested.
Application No: W/22/1068 Description: demolition of part of an existing ground floor rear extension and construction of additional ground floor accommodation. Linking of new extension to existing garage and installation of new drainage etc. Address: 42 Thornby Avenue, Kenilworth, CV8 2DY	The Town Council has no reason to object to this application.
Application No: W/22/1082 Description: Proposed erection of a porch, single-storey rear extension and lifting of a flat roof with roof lanterns. Address: 7 Ashfield Road, Kenilworth, CV8 2BE	The Town Council has no reason to object to this application.

Application No: W/22/1088 Description: Two storey front extension Address: 28 Arden Road, Kenilworth, CV8 2DU	Whilst having no reason to object, Members commented that this proposal could be detrimental to the streetscene.
Application No: W/22/1092 Description: Erection of single rear extension and side two storey extension. Address: 33 Garlick Drive, Kenilworth, CV8 2TT	The Town Council has no reason to object to this application.
Application No: W/22/1095 LB Description: Internal and external works. Address: 31 High Street, Kenilworth, CV8 1LY	The Town Council has no reason to object to this application.
Application No: W/22/1101 Description: Erection of a free standing timber double car port. Address: 47 Malthouse Lane, Kenilworth, CV8 1AD	Whilst having no reason to object, Members commented that this proposal could be detrimental to the streetscene.
Application No: W/22/1141 Description: Demolition of existing bungalow with garage and construction of replacement dwelling with detached garage. Address: Little Fieldgate, 55 Fieldgate Lane, Kenilworth, CV8 1BT	The Town Council has 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/22/0070, W/22/0638, W/22/0895, W/22/0908, W/22/0943, W/22/0961, W/22/0966, W/22/0969, W/22/1014, W/22/1032, W/22/1068, W/22/1082, W/22/1088, W/22/1092.

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 would be submitted, in respect of the stated applications (to apply where approval is granted);
W/22/0951, W/22/1141.

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.547 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.546 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Councillor A G Chalmers was nominated and agreed to represent the Town Council's objection to W/22/0847.

Councillor A W Milton was nominated and agreed to represent the Town Council's objection to W/22/1039.

P.548 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.549 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/20/2020

Description: Hybrid planning application comprising...

Address: Land at Thickthorn, Kenilworth

KTC had multiple sustained objections.

Approved by WDC Planning Committee.

Application No: W/22/0420

Description: Proposed Installation of replacement windows. First Floor Rear Extension to create Shower Room. Proposed Installation of rear bi-fold doors and canopy projection. (Re-submission of W/21/1730).

Address: 23 High Street, Kenilworth, CV8 1LY

Whilst having no reason to object, KTC raised serious concerns due to sensitive area.....

WDC Committee REFUSED permission - substantial harm to the significance of the listed building and conservation area.

(2) Withdrawals.

None

(3) Others.

Application No: W/22/0511

Description: Erection of two storey side extension and front porch and canopy roof.

Address: 20 Siddeley Avenue, Kenilworth, CV8 1EW

Whilst having no reason to object, KTC Members had strong concerns about the effect on access to the neighbouring property, caused by building to the boundary.

Considered by WDC Planning Committee due to neighbour objections – permission granted.

P.550 CORRESPONDENCE & SPECIAL MATTERS

None

P.551 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 18 August 2022, at 7pm.**

The meeting concluded at 9:58 pm.

Signed:

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