

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7pm, on Thursday 18 August 2022

PRESENT: Councillor K S Dickson.

Councillors: P Austin, R J Barry, M F Coker (from P.556), A M Dearing,
J A Dearing, G D Hyde, P J Jones, A W Milton,

Deputy Town Clerk: N A Eaton.

Four Members of the Public were present. One Member of the Press was present.

P.552 APOLOGIES

Councillors: A G Chalmers, A J Firth, R J Spencer

P.553 DECLARATIONS OF INTEREST

A M Dearing	W/22/0475	Neighbour/Shared Private Road	Personal
J A Dearing	W/22/0475	Neighbour/Shared Private Road	Personal
A W Milton	W/22/0541	Applicant Known	Personal
A M Dearing	W/22/1155	Applicant Known	Personal
J A Dearing	W/22/1155	Applicant Known	Personal

P.554 MINUTES

The Minutes of the Planning Committee held on 28 July 2022 were moved, seconded, and approved.

P.555 MATTERS ARISING

None.

NEW MATTERS

P.556 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>
Notification No: W/22/0475 Description: Application for Prior Approval under Part 3, Class Q (a) and (b) for proposed change of use of agricultural building to a dwelling house (Use Class C3) and associated external alterations Address: High House Farm, Pur-lieu Lane, Kenilworth, CV8 1PQ	Members OBJECTED to this proposal for the following reasons: • This application is considered to constitute inappropriate development in the Green Belt. It will severely impact on openness without any very special circumstances or necessity. Members noted the high sensitivity of this site, in a Conservation Area and immediately adjacent to a National Monument. • Unsafe vehicular and pedestrian access due to increased traffic along a single track unadopted road. Members noted that the submitted Design and Transport report does not address this. 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), the Warwick District Local Plan policies DS18 (Green Belt) and TR1 (Access and Choice). In addition to these objections, Members commented that scaling on submitted plans and diagrams was poor. Taking photographs of existing structures into account, this proposal will be significantly higher, out of keeping and to the detriment of open aspects.
Application No: W/22/0541 Description: Erection of single storey side and front extension to link to existing garage to be converted to office / games room with slightly increased ridge height. Address: 2 Jackson Grove, Kenilworth, CV8 2TG	Members DEFERRED consideration of this application, seeking clarification from Officers on drawings and measurements in the amended plan. In addition, Members assumed that Officers will deal with any technical objections raised by neighbours.
Application No: W/22/0742 Description: Erection of single storey rear extension and render, part retrospective. Address: 63 Farmer Ward Road, Kenilworth, CV8 2DJ	Whilst having no reason to object, Members commented that Officers should check for compliance with the Residential Design Guide, with particular reference to: • Subservience of the ridge to the extension.
Application No: W/22/0807 Description: Erection of a two storey side extension, two storey rear extension and creation of a canopy on the front elevation Address: 209 Warwick Road, Kenilworth, CV8 1FB	Whilst having no reason to object, Members noted the loss of garage space and asked Officers to assess compliance with the Parking Standards SPD.
Application No: W/22/1036 Description: Construction of two new 3 storey dwelling houses on	Members OBJECTED to this proposal for the following reasons:

garden to the side of Kenilworth Lodge, including alterations to the site access, new entrance walls and piers and other landscaping works. Address: Kenilworth Lodge, Leamington Road, Kenilworth, CV8 2AA	• This application is considered to constitute development on garden land, not harmonising with the established character of the locality or respecting surrounding buildings in terms of scale, height, form and massing. • Proposed 3 storey dwellings have a ridge height significantly greater than most other local houses - except Kenilworth Lodge, which is unique and atypical of the character of others in the area. • This development was considered detrimental to Highway Safety. Members supported the objection from the Highways Authority and noted that any traffic survey was conducted during a period of "Covid lockdown", taking no account of subsequent increases in population within the Town. • Members noted a Contract Services report that residents would also have to present their bins for collection on Leamington Road itself. This will effectively block the pavement, directly detrimental to the safety and convenience of pedestrians, effectively encouraging unnecessary car use. 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), the Warwick District Local Plan policies H1 (Directing New Housing), BE1 (Layout and Design) and TR1 (Access and Choice).
Application No: W/22/1110 Description: Single storey front extension and single storey rear extension Address: 2 Framlingham Grove, Kenilworth, CV8 2PS	The Town Council has no reason to object to this application.
Application No: W/22/1129 Description: Hip to gable loft conversion Address: 7 Inchbrook Road, Kenilworth, CV8 2EW	Whilst having no reason to object, Members noted that the long box dormer is contrary to the Residential Design Guide.
Application No: W/22/1145 LB Description: Various external advertisements to a Public House Address: The Queen and Castle, Castle Green, Kenilworth, CV8 1ND	Application already approved.
Application No: W/22/1155 Description: Proposed replacement dwelling and annex. Address: Hobournes, Upper Spring Lane, Kenilworth, CV8 2JR	Whilst having no reason to object, Members were concerned as to future use and relationship of the annex. A condition should be placed on any approval, requiring use of any annex to be in conjunction with the main house.

Application No: W/22/1161 TC Description: Prior approval for the erection of an 15m telecommunications monopole and additional equipment cabinets. Address: Highway verge junction of Whites Row and St Johns Street, Kenilworth CV8 1RQ	Members OBJECTED to this proposal. It was considered an unsuitable location, far too exposed, in a residential area and in close proximity to a Conservation Area. This would be highly detrimental to visual amenity.
Application No: W/22/1185 Description: Removal of conservatory and replacement with two-storey and single storey extensions to rear and front extension to provide new enclosed porch with linked roof to extended garage at side Address: 40 Sunningdale Avenue, Kenilworth, CV8 2BZ	Whilst having no reason to object, Members commented that Officers should check for compliance with the Residential Design Guide, with particular reference to: • Compliance with the 45° rule.
Application No: W/22/1196 Description: Proposed erection of a porch extension and a first floor rear extension. Address: 28 Woodland Road, Kenilworth, CV8 2FL	The Town Council has no reason to object to this application.
Application No: W/22/1205 LB Description: To carry out “like for like” repairs and renewals to the external doors, timber casements and double hung sash windows. Further information on the description of works is provided within the supporting document "Heritage Design Access Statement". Address: Oaks Farm, Farm Road, Kenilworth, CV8 1DX	The Town Council has no reason to object to this application.
Application No: W/22/1229 Description: Two storey front extension, roof alterations and new detached double garage Address: 43 Thickthorn Close, Kenilworth, CV8 2AF	Whilst having no reason to object, Members commented that the colour of any render should match that of others within the streetscene.
Application No: W/22/1236 Description: Removal of conservatory and replacement with single storey extension. Address: 36 Thickthorn Close, Kenilworth, CV8 2AF	The Town Council has no reason to object to this application.
Application No: W/22/1242 Description: Change of use from a retail (Class E) to public	Members welcomed commercial redevelopment of this site, noting benefits to the local economy and tourism.

house/restaurant (sui generis/ Class E) together with the provision of an external terrace to the rear; demolition of a concrete delivery canopy and roller shutter doors; alterations to the front and rear fenestration; and installation of plant. Address: 18-24 The Square, Kenilworth, CV8 1EB	However they OBJECTED to this proposal, based on the proposed provision of an external terrace to the rear. This terrace will have a detrimental impact on the amenity of neighbouring property, lots of which backs onto Square West car park and includes housing for vulnerable residents, due to noise levels and visible presence This objection was considered a material consideration, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13 (General Design Principles) and the Warwick District Local Plan policies BE3 (Amenity). In addition to this objection, Members commented that the proposed external terrace is on land currently used for deliveries. They were concerned as to how delivery vehicles would access the site without blocking the car park.
Application No: W/22/1267 Description: Proposed extension and alterations Address: 10 Stansfield Grove, Kenilworth, CV8 2SB	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/22/0541, W/22/0742, W/22/0807, W/22/1110, W/22/1129, W/22/1185, W/22/1196, W/22/1229, W/22/1236, W/22/1242, W/22/1267.

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/22/0475, W/22/1036, W/22/1155.

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.557 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.556 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Councillor M F Coker was nominated and agreed to represent the Town Council's objection to W/22/0475.

Councillor K S Dickson was nominated and agreed to represent the Town Council's objections to W/22/1036 and W/22/1242.

Councillor P J Jones reported on his attendance at WDC Planning Committee, representing the Town Council's Objection to:
W/21/0550 – Land at Glasshouse Lane
This application was approved.

Councillor G D Hyde reported on his attendance at WDC Planning Committee, representing the Town Council's Objection to:
W/22/0178 – Waitrose Foodstore
A decision on this application was deferred.

P.558 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.559 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals.

Application No: W/22/0836

Description: Erection of single storey side extension and new fenestration to rear.

Address: 128 Warwick Road, Kenilworth, CV8 1HS

Applicant: Mrs Sara Honey-Smith

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

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

Application No: W/22/1101

Description: Erection of a free standing timber double car port.

Address: 47 Malthouse Lane, Kenilworth, CV8 1AD

Applicant: Mr & Mrs Harper

Application No: W/22/1139

Description: Erection of a new dwelling adjacent to 2 Highland Road following demolition of the existing garage buildings.

Address: 2 Highland Road, Kenilworth, CV8 2ET

Applicant: Mr Denis O'Brien

(3) Others.

Application No: W/22/0894

Description: Display of 1no. digital matrix display panel advertisement to northern building elevation.

Address: 70 Warwick Road, Kenilworth, CV8 1HH

KTC OBJECTED – detrimental to amenities of neighbouring properties

WDC Officers REFUSED – detrimental to amenities and appearance of neighbouring properties.

P.560 CORRESPONDENCE & SPECIAL MATTERS

Correspondence from Coventry City Council

Members NOTED two consultation invitations received from Coventry City Council:

1. Tall Buildings Design Guide & Three Spires View Management Framework Supplementary Planning Document (previously emailed link sent to Members)
2. Local Listing of Heritage Assets (previously emailed link sent to Members)

Consultation Issues

The Chair reported that an accolaid had been received from WDC:

Planning Permission is GRANTED for: Erection of single storey side extension, chimney addition, partially rendered elevations and alteration to boundary wall at 50 Leyes Lane, Kenilworth.

Unfortunately KTC never received a consultation for this application.

The Chair further reminded Members that in respect of W/22/1145 LB (Queen and Castle, Castle Green), this application had been approved, despite the Planning Officer being requested to hold any decision pending consideration at this meeting.

Members asked that the Town Clerk write to Gary Fisher, Development Manager at WDC, expressing their concern over these issues.

Arboretum

The Chair reported that an email had been received from Councillor R Barry, requesting this Committee to consider stewardship issues at the Arboretum, Crewe Lane. Councillor Barry highlighted a number of recent issues. He had contacted WDC but felt this Committee should also consider writing. After consideration, Members asked the Chair to write to Gary Fisher, Development Manager at WDC, with a copy to Andrew Jones, Deputy Chief Executive at WDC to express their concerns that this arboretum is maintained, with good stewardship. Specifically they asked that the role of Tree Preservation Orders should be explored.

P.561 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 08 September 2022, following the Meeting of the Town Council.**

The meeting concluded at 8:25 pm.

Signed:

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