

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9pm, on Thursday 8 September 2022

PRESENT: Councillor K S Dickson.

Councillors: P Austin, R J Barry, A G Chalmers, M F Coker, G D Hyde,
A J Firth, P J Jones, S A Loudon-Cooke, A W Milton, R J Spencer

Town Clerk: Miss M Field

Communications Assistant: Mrs G Hollingsworth

P.562 APOLOGIES

Councillors: A M Dearing, J A Dearing

P.563 DECLARATIONS OF INTEREST

P J Jones	W/22/0636	Member of KATA	Personal
G D Hyde	W/22/0636	Member of KATA	Personal
A W Milton	W/22/0541	Applicant Known	Personal
A G Chalmers	W/22/0541	Objector Known	Personal
G D Hyde	W/22/1045	Architect & Objector Known	Personal

All Councillors made a general declaration of interest in relation to application W/22/0636.

P.564 MINUTES

The Minutes of the Planning Committee held on 18 August 2022 were moved, seconded, and approved.

P.565 MATTERS ARISING

The Chair reported that a letter had been sent to Gary Fisher, Development Manager at WDC, concerning the Arboretum and an acknowledgement received confirming this will be looked into.

A further letter had been sent to Gary Fisher regarding recent consultation issues, however, no response had been received to date.

NEW MATTERS

P.566 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/22/0541 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	Whilst having no reason to object, Members commented that the development should be used in connection with the main house, and not as a separate dwelling. In addition, Members assumed that Officers will deal with any technical objections raised by neighbours. <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 the resulting property, in its entirety, having an improved energy efficiency and water efficiency, where affected, compared to the existing property.</i>
Application No: W/22/0636 Description: Display of 1no. free standing community notice board. Address: Allotments Site, Lower Ladyes Hills, Kenilworth	As applicants Kenilworth Town Council SUPPORT this application.
Application No: W/22/0922 Description: Replacement Dwelling. Address: 74 Birches Lane, Kenilworth, CV8 2AG	Members OBJECTED to this proposal for the following reasons: • The development appears to constitute massing on the site • Houses in the street are predominantly covered in light render. Grey brick is therefore considered to have a detrimental effect on the streetscene. Further, consideration should be given to whether this development is overbearing on the immediate neighbouring properties, both being bungalows. 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). <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/22/1045 Description: Demolition of rear outhouse and construction of single storey rear extension across the width of the house. Infilling of open entrance porch to form lobby. Replacement of roof tiles. Address: 8 Avenue Road, Kenilworth, CV8 1AW	Whilst having no reason to object Members commented that a construction management plan should be requested due to the narrowness of the road and associated parking issues. Further consideration should also be given to the style of the development in accordance with the Neighbourhood Plan and the distinctive surrounding dwellings. <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 the resulting property, in its entirety, having an improved energy efficiency and water efficiency, where affected, compared to the existing property.</i>
Application No: W/22/1123 Description: Replacement Brick boundary wall > 1mtr high, demolish concrete sectional garage, replace with new brick built garage. Address: 72 Clinton Lane, Kenilworth, CV8 1AX	Whilst having no reason to object Members commented that a construction management plan should be requested due to the narrowness of Avenue Road and associated parking issues. Regard should also be given to other applications in close proximity when scheduling work to avoid disruption for residents.
Application No: W/22/1228 Description: Mixed use development comprising 670sq.m of Class E Floorspace at ground level, with 44 residential units over. Address: Surface Car Park, Talisman Square, Kenilworth, CV8 1JB	Members OBJECTED to this proposal for the following reasons: • The development appears to constitute massing on the site with a further floor being added to previous plans. This does not harmonise with the surrounding buildings. • The plans do not include any agreement to affordable housing. • There are strong concerns over access to parking for prospective residents. Access to the parking site is a tight narrow turn and egress to the parking site is onto Warwick Road, with a bus stop immediately to your left and chevrons to a pedestrian crossing immediately to your right. It is further considered there are not sufficient parking spaces for prospective residents, taking into consideration an expectation many of the dwellings will be shared residences and other residences in Talisman square currently use the allocated parking site. 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) H2 (Affordable Housing). In addition to these objections, the Town Council commented that, • The attached Ecology Report is relevant to a previous application and it is requested this be updated to reflect and focus on the current application.

	Members further requested that, should the committee be minded to grant permission for this application, then a construction management statement is a condition imposed due to the location of development. <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/22/1289 Description: Replacement of fascia, soffits, and rainwater goods. Address: Oaklands Court, Warwick Road, Kenilworth, CV8 1FD	The Town Council has no reason to object to this application.
Application No: W/22/1315 Description: Erection of single storey side and rear extension. Address: Mayfield, Glasshouse Lane, Kenilworth, CV8 2AL	Whilst having no reason to object Members commented that this was a large development and it was unclear where the boundary lay on the drawings. <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 the resulting property, in its entirety, having an improved energy efficiency and water efficiency, where affected, compared to the existing property.</i>
Application No: W/22/1360 Description: Erection of a Single Storey Ground Floor Front & Side Extension and Single Storey Lower Ground Floor Rear & Side Extension. Address: Hill Rise, Park Hill, Kenilworth, CV8 2JF	The Town Council has no reason to object to this application. <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 the resulting property, in its entirety, having an improved energy efficiency and water efficiency, where affected, compared to the existing property.</i>
Application No: W/22/1364 Description: Two storey extension at the side and rear, single storey extensions at the side and rear, and storm porch. Address: 5 Windy Arbour, Kenilworth, CV8 2AT	Whilst having no reason to object, Members commented that this is a two storey extension built up to the boundary, which goes against the Warwick District Council Design Guide. <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 the resulting property, in its entirety, having an improved energy efficiency and water efficiency, where affected, compared to the existing property.</i>
Application No: W/22/1366 Description: Single storey front extension and porch. Address: 39 Amherst Road, Kenilworth, CV8 1AG	The Town Council has no reason to object to this application. <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</i>

P.567 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.566 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Councillor S A Loudon-Cooke was nominated and agreed to represent the Town Council's objection to W/22/0922 and W/22/1228.

P.568 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.569 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/21/1638

Description: Application for change of use of first floor storage area to a residential flat (Use class C3).

Address: 1 Smalley Place, Kenilworth, CV8 1QG

KTC had no reason to object (but assumed flat would be habitable).

WDC Officers REFUSE permission – unacceptable standards of amenity and pedestrian access.

(2) Withdrawals.

Application No: W/22/0186

Description: Proposed extensions and alterations.

Address: 34 Glasshouse Lane, Kenilworth, CV8 2AJ

Application No: W/22/0849

Description: Erection of a garage within the existing driveway.

Address: 87 Windy Arbour, Kenilworth, CV8 2BJ

Application No: W/22/1116

Description: Change the use of the premises from current use of Class C2 to Class E

Address: 43 Waverley Road, Kenilworth, CV8 1JL

Application No: W/22/1129

Description: Erection of a hip to gable loft conversion and rear dormer.

Address: 7 Inchbrook Road, Kenilworth, CV8 2EW

(3) Others.

Application No: W/22/1161/TC

Description: Prior approval for erection of a 15m telecommunications monopole and additional equipment cabinets

Address: Highway verge junction of Whites Row and St Johns Street, Kenilworth CV8 1RQ

KTC OBJECTED to this application due to its location in an exposed, residential area in close proximity to a conservation area.

WDC REFUSED this application due to the location causing unacceptable harm to the character and appearance of the area. They considered it to be unneighbourly and there was insufficient evidence to demonstrate it was the least harmful location.

P.570 CORRESPONDENCE & SPECIAL MATTERS

Princes Drive

It was NOTED that the fence is still in place at a property on Princes Drive which remains a matter for enforcement officers at WDC.

Net Zero Carbon Policy

Councillor K Dickson advised Members that WDC had unanimously backed a net zero carbon policy last night, aimed at introducing new standards for property developers. This was now an emerging policy and can be used to make decisions moving forwards.

55 Warwick Road

Councillor G Hyde drew Members attention to a development at the back of 55 Warwick Road. WDC Enforcement Officers were aware of this and notice was given to remove the structure by mid-August. Unfortunately this was not removed, enforcement have been updated and they will receive a temporary stop notice by 14 September 2022.

P.571 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 29 September 2022, following the Meeting of the Finance & General Services.**

The meeting concluded at 9:54 pm.

Signed:

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