

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7.00pm, on Thursday 10 November 2022

PRESENT: Councillor K S Dickson (Chair).

Councillors: P Austin, R J Barry, A G Chalmers, M F Coker, A M Dearing, J A Dearing, A J Firth, G D Hyde, P J Jones, A W Milton, R J Spencer.

Deputy Town Clerk: N A Eaton

No members of the public were present.

P.592 APOLOGIES

Councillor S A Loudon-Cooke

P.593 DECLARATIONS OF INTEREST

R J Barry	W/22/1632	Supporter known	Personal
A G Chalmers	W/22/1632	Supporter Known	Personal
A G Chalmers	W/22/1637	Headmaster known	Personal
P Austin	W/22/1652 LB	Trustee of KUC	Personal

P.594 MINUTES

The Minutes of the Planning Committee held on 20 October 2022 were moved, seconded, and approved.

P.595 MATTERS ARISING

WDC imposition of an “Article 4 direction” on land known as Castle Pavilion, Kenilworth (Minute P.590 refers).

The Chair reported that further to this matter, a period of public consultation has commenced. After this, WDC will review the comments received and present a further report to their Cabinet on whether the order should be confirmed.

Councillor M Coker reminded Members of the background and issues. After consideration it was RESOLVED that the following submission be made to the consultation, on behalf of KTC Planning Committee:

Kenilworth Town Council Planning Committee supports the confirmation of an “Article 4 direction” on land known as Castle Pavilion, Kenilworth. Members felt that the Green Belt is important to the whole Town. Further this is a particularly important and sensitive part of our Green Belt as it sits adjacent to the Castle, residences in the Conservation area and the open farmland and is visible from the War Memorial.

Application No: W/19/1200

Description: Outline application for demolition of existing dwelling house and outbuildings; residential development of up to 99no. dwellings including the creation of a new vehicular access, open space, landscaping and surface water attenuation, after (all matters reserved except access)

Address: Land at SouthCrest Farm, Crewe Lane, Kenilworth, CV8 2DG

Consultation on discharge of Condition 11 – Construction Management Plan

After consideration it was RESOLVED that the following submission be made to the consultation, on behalf of KTC Planning Committee:

Whereas Members were grateful to be consulted on the proposed discharge of condition 11 (Construction Management Plan), they felt that the following material matters had not been dealt with. These are major issues on an important site. Members felt that no work should commence until these were covered and would like confirmation.

Members took this opportunity to once more raise safety concerns about the very poor road junction between Crewe Lane and Glasshouse Lane. This is a dangerous turn on the brow of a hill.

Finally, Members were concerned at the lack of consistency in consultation prior to discharge of such conditions. None had taken place for the Construction Management Plan at Kenilworth Gate.

Material Matters

- There should be an HGV Routing Plan, as required. This should include routing onto Crewe Lane.
- Any HGV Routing Plan should specifically note the difficult junction with Glasshouse Lane and require use of the other entrance to Crewe Lane wherever possible.
- In light of the above, Members were concerned to ensure continuing safety of pedestrians, cyclists and other road users.
- The Plan and its key were difficult to interpret. Detail was missing, including turning and loading arrangements and parking for construction workers.
- Any wheel washing facility should be sited to ensure road surfaces restrict the picking up of further mud after washing has taken place. This has been a particular issue on other development sites in the Town.
- Delivery vehicle time restrictions take no account of the close proximity of a large school and its opening hours.

NEW MATTERS

P.596 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/22/1595 Description: Demolition of existing outbuildings and erection of two out buildings. Two storey extension over existing garage and conservatory attached to the house (re-submission of existing application passed in 2006, ref PP-11594788). Address: Drakes Hill, Birmingham Road, Kenilworth, CV8 1PT	The Town Council has no reason to object to this application.
Application No: W/22/1632 Description: Erection of single-storey rear extension and removal of existing flat roof to the two-storey addition and replaciment with a pitched roof Address: 18 Lower Ladyes Hills, Kenilworth, CV8 2GN	The Town Council has no reason to object to this application.
Application No: W/22/1637 Description: Installation of a kitchen flue. Address: Crackley Hall School, Coventry Road, Kenilworth, CV8 2FT	The Town Council has no reason to object to this application.
Application No: W/22/1650 Description: Erection of two storey front extension Address: 20 Rounds Hill, Kenilworth, CV8 1DU	The Town Council has no reason to object to this application.
Application No: W/22/1652 LB Description: Proposed automatic internal door to be installed within existing hall. Address: 18 High Street, Kenilworth, CV8 1LZ	The Town Council has no reason to object to this application.
Application No: W/22/1680 Description: Erection of single storey front and single storey rear extensions and garage conversion. Variation to application W/22/0908. Address: 11 Tisdale Rise, Kenilworth, CV8 2QU	Whilst having no reason to object, Members commented on the loss of garage space and assumed adequate on street parking provision was available.

Councillor P Austin did not take part or vote in consideration of W/22/1652 LB.

In addition, the following Environmental Impact Statement would be submitted, in respect of the stated applications (to apply where approval is granted);

W/22/1595 (for the extension), W/22/1632, W/22/1650, W/22/1680.

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/22/1595 (for the Leisure Building).

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.597 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. There were no matters arising which required Town Council representation.

P.598 APPEALS - DECISIONS AND NOTIFICATIONS

NOTIFICATIONS

TOWN AND COUNTRY PLANNING ACT (CONTROL OF ADVERTISEMENTS)
(ENGLAND) REGULATIONS 2007

PLANNING APPEAL AGAINST REFUSAL OF AN ADVERTISEMENT APPLICATION

Address of site to which the appeal relates: 70 Warwick Road, Kenilworth, CV8
1HH

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

Appellant's name: ReplyShort Ltd

Appeal reference number: APP/T3725/Z/22/3306176

Appeal Start Date: 21/10/2022

KTC OBJECTED to this proposal

TOWN & COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78

Site Address: Land Adjacent to 1, Castle Hill, Kenilworth

Description of development: Erection of a one bedroom single storey dwelling

Application Reference: W/21/0153

Appellant's name: Mr. Edwards

Appeal reference: APP/T3725/W/22/3295111

Appeal start date: 27/11/2022

KTC OBJECTED to this proposal

P.599 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Councillor P Jones reported on his attendance at WDC Planning Committee, representing the Town Council objection to:

Land On the East Side Of, Glasshouse Lane, Kenilworth Application for reserved matters application for layout, scale appearance, materials and landscaping for 620 dwellings in pursuance of outline planning permission W/18/1635.

This reserved matters application was approved. Councillor Jones pointed out that most of the Town Council objections were based on sustainability and quality. However, WDC Officers informed Members that sustainability was not relevant and that all sustainability matters had been agreed when outline planning permission was granted.

(2) Withdrawals.

Application No: W/22/0141

Description: Reserved Matters application pursuant to condition 1 of planning permission W/18/2123 for details of access, appearance, landscaping, layout and scale of 5no. dwellings.

Address: 200 Warwick Road, Kenilworth, CV8 1HU

(3) Others.

None.

P.600 CORRESPONDENCE & SPECIAL MATTERS

The Chair reminded Members that a Webex (remote) briefing from Bloor Homes- Kenilworth RFC proposed development will take place next Wednesday 16 November, 7pm.

Planning Committee Members have received email confirmation. Please note – this includes information on the planned School visit and also Pride training session.

P.601 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 01 December 2022, following the meeting of the Town Council.**

The meeting concluded at 7.40 pm.

Signed:

Dated: