

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8:50pm, on Thursday 1 December 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, S A Loudon-Cooker, A W Milton, R J Spencer.

Town Clerk: Miss M Field

Deputy Town Clerk: N A Eaton

Communications and Administration Assistant: Mrs G Hollingsworth

No members of the public were present.

P.602 APOLOGIES

None

P.603 DECLARATIONS OF INTEREST

None

P.604 MINUTES

The Minutes of the Planning Committee held on 10 November 2022 were moved, seconded, and approved.

P.605 MATTERS ARISING

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

The Chair reported that a revised Construction Management Plan had been received which addressed Members concerns. This had been circulated prior to the meeting. Members accepted all matters raised. However, they wished to point out the ongoing and disturbing issues arising from continued use of Crewe Lane until 21st December. Incidents are taking place on a daily basis and this urgency should be taken into account.

It was RESOLVED that this submission be made to the consultation on behalf of KTC Planning Committee.

NEW MATTERS

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/22/1660 Description: Erection of first floor side extension, a new lobby and a new roof together with application of render to external elevations. Address: 46 Malthouse Lane, Kenilworth, CV8 1AD	The Town Council has no reason to object to this application.
Application No: W/22/1724 Description: Removal of the existing pebble dash around entire building and replaced with external insulation with a white rendered finish and repointing of lower brickwork. Address: 18 Dalehouse Lane, Kenilworth, CV8 2HX	The Town Council SUPPORTED this application.
Application No: W/22/1751 Description: Consolidation of two existing front elevation dormers into a single pitched dormer. Address: 22 Berkeley Road, Kenilworth, CV8 1AP	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/22/1660, W/22/1751.

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.

With regard to application W/22/1740, it was noted this had already been approved prior to the planning committee meeting. After consideration it was RESOLVED to write to WDC with a list of other applications prematurely approved to express our disappointment and concern.

It was RESOLVED we would further write to WDC on the following terms:

Members also commented on the number of objections subject to photographic evidence being provided by WCC Ecological Services due to lack of sufficient information. A bat survey is only needed when there is 'reasonable likelihood' of bat roosts being present and impacted by the proposals. If potential impacts to a roost can be avoided, then the need for a survey may not be necessary.

Members felt it would be helpful if WDC gave guidance to applicants so they can provide pictures of the eaves of their house if they are going to affect the roofs and then ecological services wouldn't need to get involved on every case.

P.607 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.608 APPEALS - DECISIONS AND NOTIFICATIONS

NOTIFICATIONS

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) –
PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

Address of site to which the appeal relates: Hope Barn, Dalehouse Lane,
Kenilworth, CV8 2JZ

Proposed development: Resubmission of previously refused application -
W/21/0149 Erection of single storey extension

Appellant's name: Mr L Tibbatts

Appeal reference number: APP/T3725/D/22/3303779

Appeal Start Date: 22/11/2022

KTC SUPPORTED this proposal.

P.609 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None

(2) Withdrawals.

None

(3) Others.

None.

P.610 CORRESPONDENCE & SPECIAL MATTERS

Cllr A Chalmers advised the fence on Princes Drive remained in place.

P.611 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 15 December 2022, following the meeting of the Finance & General Services Committee.**

The meeting concluded at 9:03pm.

Signed:

Dated: