

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9:53pm, on Thursday 15 December 2022

PRESENT: Councillor K S Dickson (Chair).

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

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

No members of the public were present.

P.612 APOLOGIES

Councillors A Chalmers and A Firth

P.613 DECLARATIONS OF INTEREST

None

P.614 MINUTES

The Minutes of the Planning Committee held on 1 December 2022 were moved, seconded, and approved.

P.615 MATTERS ARISING

None

NEW MATTERS

P.616 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/22/1553 Description: Erection of two storey side extension and conversion of garage into living accommodation Address: Rocky Glen, Glasshouse Lane, Kenilworth, CV8 2AL Applicant: Mr. & Mrs. H Crawley	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</i>

	<i>its entirety, having an improved energy efficiency and water efficiency, where affected, compared to the existing property.</i>
Application No: W/22/1722 Description: Application for variation of Condition 2 (approved drawings) for planning permission W/22/0215 (Demolition of existing dwelling and proposed erection of replacement dwelling. Erection of detached garage and associated works) to revise fenestration details. Address: 71 Inchbrook Road, Kenilworth, CV8 2EW Applicant: Mr Scott Pladdys	The Town Council has no reason to object to this application.
Application No: W/22/1812 Description: Application for the Variation of Condition 2 of planning permission W/21/0944. Address: 20 Randall Road, Kenilworth, CV8 1JY Applicant: Mr. Knightley	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/22/1863 Description: Erection of first floor front extension with new porch canopy and rear dormer window Address: 18 Rounds Hill, Kenilworth, CV8 1DU Applicant: Mr I McKenna	Whilst having no reason to object Members wished to ensure the dormer window complied with the Residential 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/22/1866 Description: Erection of a single-storey side and rear extension together with garage conversion. Address: 10 Lunn Avenue, Kenilworth, CV8 1DS Applicant: Ms J Pearson	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/22/1887 Description: Erection of front box dormer Address: 27 Glebe Crescent, Kenilworth, CV8 1JA Applicant: Mrs S Mortimer	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/22/1932	The Town Council has no reason to object to this application.

Description: Demolition of existing dwelling and erection of 2no. dwellings. Address: 2 Highland Road, Kenilworth, CV8 2ET Applicant: Castle Homes Kenilworth	<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/22/1935 Description: Erection of single storey side and rear extension, partial garage conversion and rendering to external alterations Address: 14 Blackthorn Road, Kenilworth, CV8 2DS Applicant: Mr & Mrs Atkinson	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/22/1936 Description: First floor front and side extension Address: 2 Berkeley Road, Kenilworth, CV8 1AP Applicant: Ms Griffiths	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/22/1947 Description: Garage conversion including increase in roof height Address: 7 Farmer Ward Road, Kenilworth, CV8 2DJ Applicant: Mr A Pavlou	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>

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

W/22/1812, W/22/1887, W/22/1553, W/22/1863, W/22/1866, W/22/1935, W/22/1936 and W/22/1947.

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/22/1932.

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.617 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.618 APPEALS - DECISIONS AND NOTIFICATIONS

NOTIFICATIONS

P.619 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None

(2) Withdrawals.

Application No: W/22/1450

Description: Conversion of existing hotel into 14no. apartments; demolition of 1no. existing dwelling and erection of 3no.dwellings.

Address: 149 -151 Warwick Road, Kenilworth, CV8 1HY

Applicant: Mr K Muthalagappan

KTC OBJECTED to this application.

(3) Others.

None.

P.620 CORRESPONDENCE & SPECIAL MATTERS

The Chair reported on a response from Sandip Sahota on specific issues (Minute P.606 refers):

Approval prior to consultation

Thank you for bringing this to my attention and please accept my sincere apologies for what has occurred. I shall remind all officers that where a written request has been received from the Town Council that it be accommodated wherever possible and if for some reason it is not possible to do so, to then communicate that in writing to the Town Council.

Bat Surveys

We fully recognise that these types of surveys can be expensive and consider that in the case of most householder applications the requirement is onerous given what can be carried out under permitted development combined with the fact that bats are protected under separate legislation in any case. Therefore, unless there are actual records or evidence of bats, we will usually take a pragmatic approach and add an advisory note to any permission granted rather than insist on the submission of a survey.

The Chair further reported on a response from Discharge Officer, Katie McCorkell on application W/19/1200 - Land at SouthCrest Farm, Crewe Lane, Kenilworth, CV8 2DG regarding the use of Crewe Lane by construction vehicles –

I have since received another revised CMS which now details that only vehicles that are associated with the construction of the new access shall use Crewe Lane until the 21/12/22, and all other vehicles are prohibited.

P.621 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 12 January 2023, following the meeting of the Town Council.**

The meeting concluded at 10:05pm.

Signed:

Dated: