

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7pm, on Thursday 16 March 2023

PRESENT: Councillor K S Dickson (Chair).

Councillors: P Austin, A Chalmers, A M Dearing, J A Dearing, G D Hyde,
P Jones, A W Milton, R Spencer

Deputy Town Clerk: Miss G Honey

P.652 APOLOGIES

Cllrs R Barry, M Coker, A Firth and S Loudon-Cooke

P.653 DECLARATIONS OF INTEREST

K Dickson	W/23/0190	Applicant known	Personal
G Hyde	W/23/0190	Applicant known	Personal
P Austin	W/23/0235	Applicant known	Personal
J Dearing	W/23/0235/0224	Applicant known	Personal
A Dearing	W/23/0235/0224	Applicant known	Personal

P.654 MINUTES

The Minutes of the Planning Committee held on 23 February 2023 were moved, seconded, and approved.

P.655 MATTERS ARISING

None

NEW MATTERS

P.656 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

Amended, Deferred or Other Consideration Applications:

None

New applications:

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/23/0164 Description: Erection of front porch and render finish to first floor Address: 3 Garlick Drive, Kenilworth, CV8 2TT Applicant: M Jordan	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/23/0183 Description: Erection of single storey rear extension and part first floor rear extension, changes to existing window and door openings and application of external wall insulated render to existing walls Address: 140 Windy Arbour, Kenilworth, CV8 2BH Applicant: Mr and Mrs Ashworth	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/23/0190 Description: Installation of smooth render external wall insulation Address: 141 Warwick Road, Kenilworth, CV8 1HY Applicant: Mrs. Thomas	Whilst having no reason to object, Members commented that the colour of the render should be sympathetic to the streetscene. Members further requested guidance from planning officers on the collective approach taken to the application of render for insulation purposes as opposed to aesthetics.
Application No: W/23/0191 Description: Application of smooth render external wall insulation Address: 78 Arthur Street, Kenilworth, CV8 2HE Applicant: Mr. Lancaster	Whilst having no reason to object, Members commented that the colour of the render should be sympathetic to the streetscene. Members further requested guidance from planning officers on the collective approach taken to the application of render for insulation purposes as opposed to aesthetics.
Application No: W/23/0204 Description: Installation of smooth render external wall insulation Address: 34 Henry Street, Kenilworth, CV8 2HJ Applicant: Mrs T Mafe	Whilst having no reason to object, Members commented that the colour of the render should be sympathetic to the streetscene. Members further requested guidance from planning officers on the collective approach taken to the application of render for insulation purposes as opposed to aesthetics.
Application No: W/23/0224 Description: Erection of a porch. Address: 80 High Street, Kenilworth, CV8 1LZ Applicant: Mr & Mrs Lynes	The Town Council has no reason to object to this application.
Application No: W/23/0235 Description: Installation of smooth render external wall insulation	Whilst having no reason to object, Members commented that the colour of the render should be sympathetic to the streetscene. Members further requested guidance from planning officers on

Address: 48 Hyde Road, Kenilworth, CV8 2PD Applicant: Mr C Oram	the collective approach taken to the application of render for insulation purposes as opposed to aesthetics.
Application No: W/23/0238 Description: Erection of two Storey side and rear extension with a single storey garage and porch, addition of solar panels and material changes. Address: 124 Clinton Lane, Kenilworth, CV8 1AX Applicant: Mr & Prof Meredith & Grove	Whilst having no reason to object, Members asked officers to check the development didn't constitute massing on the site and that it fell an acceptable distance from the boundary line. <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/23/0271 Description: To demolish a small un-insulated, flat roofed extension at the rear of the property and extend to the rear, including access to the building behind the garage. Address: 4 Castle Road, Kenilworth, CV8 1NG Applicant: W Laker	Whilst having no reason to object, Members commented that the roofline was not subservient. <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/23/0308 LB Description: The work required is to replace sandstone blocks that form a plinth at Fieldgate Detail entered in Design and Access Statement Address: 2 Fieldgate Lane, Kenilworth, CV8 1BT Applicant: Mrs Watson	The Town Council has no reason to object to this application subject to the Conservation Officer's approval of materials used.
Application No: W/23/0327 Description: Erection of single storey rear extension Address: 141 Whitemoor Road, Kenilworth, CV8 2BQ Applicant: Mr P Gaiger	Whilst having no reason to object, Members asked officers to check compliance with the 45° rule. <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/23/0164, W/23/0183, W/23/0238, W/23/0271, W/23/0327

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);

None

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.657 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.

Cllr K Dickson advised of her attendance at the Planning Committee sitting on 28 February 2023 to hear applications W/22/1365 - Kenilworth Service Station, Warwick Road, Kenilworth, CV8 1HY and W/22/1036 - Kenilworth Lodge, Leamington Road, Kenilworth, CV8 2AA. Both applications were approved.

P.658 APPEALS - DECISIONS AND NOTIFICATIONS

Application No: W/22/0894

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

Address: 70 Warwick Road, Kenilworth, Warwickshire CV8 1HH

Appeal REFUSED – It was considered the appeal proposal would have an adverse effect on the amenity of the area and would cause less than substantial harm to the significance of a listed building, which would not be outweighed by public benefits arising from the scheme.

P.659 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None

(2) Withdrawals.

Application No: W/22/1940

Description: Proposed change of use of existing stable building to form 1no. dwelling (C3) and associated building works.

Address: High House Farm, Purlieu Lane, Kenilworth, CV8 1PQ

Applicant: Miss A Malik

Application No: W/23/0122 LB

Description: Replacement of 5no. rear windows and utility roof

Address: 68 High Street, Kenilworth, CV8 1LZ

Applicant: Mrs Walton

(3) Others.

WDC REFUSED prior approval for the development -

Application 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, Purlieu Lane, Kenilworth, CV8 1PQ

Applicant: Miss A Malik

This was on the grounds that the existing structure had been enlarged and the proposal failed to provide a satisfactory living environment.

KTC OBJECTED to this application.

P.660 CORRESPONDENCE & SPECIAL MATTERS

Cllr A Chalmers reported that the fence which had been constructed without permission on Princes Drive remained in place. Members agreed enforcement at WDC should be contacted and an update obtained.

Members NOTED this update.

P.661 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 6 April 2023 following the meeting of the Town Council.**

The meeting concluded at 7:22pm.

Signed:

Dated: