

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8:20pm, on Thursday 19 May 2022

PRESENT: Councillor K S Dickson (Chair from P.512)

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

Town Clerk: Miss M S Field.

Deputy Town Clerk: N A Eaton

No Members of the Public were present.

P.511 ELECTION OF CHAIR AND VICE CHAIR

It was proposed, seconded and:

RESOLVED that Councillor K S Dickson be Chair for the ensuing year.

It was further proposed, seconded and:

RESOLVED that Councillor J A Dearing be Vice Chair for the ensuing year.

P.512 APOLOGIES

Councillors: P Austin.

P.513 DECLARATIONS OF INTEREST

M F Coker	W/22/1082	Applicant Known	Personal
A M Dearing	SCR/22/0001	Family Member employed by HS2	Personal
J A Dearing	SCR/22/0001	Family Member employed by HS2	Personal

P.514 MINUTES

The Minutes of the Planning Committee held on 28 April 2022 were moved, seconded, and approved.

P.515 MATTERS ARISING

The Chair gave the following updates:

Response from Gary Fisher (Budgens, Roseland Rd):

The permission that was implemented at the site, we understand was reference W/14/0237 which following consideration by our Planning Committee on 27 May 2014 didn't include any conditions relating to parking. That being the case and given the passage of time, I think that in this particular instance, there isn't any action that we can take in regard to the parking issues identified.

Response from Chris Elliot (Castle Pavilion):

Thank you for your email and the support for the potential Article 4 direction.

My colleague Will Holloway will be taking the lead in preparing this work for consideration by the Council's Cabinet. There is a substantial amount of work including consultation with statutory consulted to be to prepare such a report so may I ask for some patience whilst that work is done to prepare the report.

Response from Dave Barber (zero carbon homes – land East of Kenilworth):

The specification for the homes you refer to are not Warwick District Council's specification. These homes will be built by the housebuilders according to their specifications, but will include significant carbon reduction upgrades at the request of the Council. We are therefore unable to share the specification with you.

If your Planning Committee consider that there is a material planning consideration that requires further details to be shared, then that might be something you could request of the applicants either directly or through the Development Management Team. I cannot be sure whether the applicant would share that detail or whether they would consider there are commercial sensitivities?

NEW MATTERS

P.516 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/22/0175 Description: Proposed change of use from five bedroom licensed HMO (C4) to two self contained residential units (C3) comprising 1no. 1 bed flat and 1no. 2 bed flat, associated internal and external alterations. Address: 1 Park Road, Kenilworth, CV8 2GF	The Town Council has no reason to object to this application.
Application No: W/22/0182 Description: Retrospective application for the erection of an agricultural building. Address: Dunn Pitts Farm, Hollis Lane, Kenilworth, CV8 2JY	The Town Council has no reason to object to this application.
Application No: W/22/0280 Description: Various internal and external works including the redecoration of external paint finishes, hardstanding, and outdoor seating. Internal works include the full	Members DEFERRED consideration of this application, pending receipt of additional information. This building is in an iconic and prominent position, next to the Castle. The application is unclear, particularly with respect to outdoor detail.

redcoration of interior, alterations to lighting scheme, fireplace, bar servery counter, new flooring, re-pair works to windows at The Queen and Castle, Kenilworth. Re-placement lighting scheme to car park. Address: The Queen and Castle, Castle Green, Kenilworth, CV8 1ND	No external paint finish or redecoration detail is given. No car park lighting information is provided, including any potential impact on neighbours.
Application No: W/22/0281 LB Description: Application for listed building consent for various internal and external works including the redecoration of external paint finishes, hardstanding, and outdoor seating. Internal works proposed include the full redecoration of interior, alterations to lighting scheme, fireplace, bar servery counter, new flooring, repair works to windows at The Queen and Castle, Kenilworth. Address: The Queen and Castle, Castle Green, Kenilworth, CV8 1ND	Members DEFERRED consideration of this application, pending receipt of additional information. This building is in an iconic and prominent position, next to the Castle. The application is unclear, particularly with respect to outdoor detail. No external paint finish or redecoration detail is given. No car park lighting information is provided, including any potential impact on neighbours.
Application No: W/22/0420 Description: Proposed Installation of replacement windows. First Floor Rear Extension to create Shower Room. Proposed Installation of rear bi-fold doors and canopy projection. (Re-submission of W/21/1730). Address: 23 High Street, Kenilworth, CV8 1LY	Whilst having no reason to object, Members commented: • This building is in a sensitive location in a Conservation Area. • The proposed layout and design to the rear elevation appears incongruous. • The view from the Church Graveyard at the rear is an important concern and the impact on this should be considered. • Members could not assess any detrimental impact on neighbouring property from the documentation supplied. • Officers are requested to make a site visit, specifically to assess the impact to the view from the Church Graveyard at the rear.
Application No: W/22/0421 LB Description: Proposed Installation of replacement windows. First Floor Rear Extension to create Shower Room. Proposed Installation of rear bi-fold doors and canopy projection. Address: 23 High Street, Kenilworth, CV8 1LY	Whilst having no reason to object, Members commented: • This building is in a sensitive location in a Conservation Area. • The proposed layout and design to the rear elevation appears incongruous. • The view from the Church Graveyard at the rear is an important concern and the impact on this should be considered. • Members could not assess any detrimental impact on neighbouring property from the documentation supplied.

	Officers are requested to make a site visit, specifically to assess the impact to the view from the Church Graveyard at the rear.
Application No: W/22/0474 Description: Change of use of former C3 residential home from current C1 guest house (associated with the Kenilworth 59-63 Kenilworth Road) back to former C3 residential use along with previously associated amenity space. Address: 26 Harger Court, Kenilworth, CV8 1HJ	The Town Council has no reason to object to this application.
Application No: W/22/0583 Description: Variation of Condition 2 of W/19/1320, addition of timber windows to garage doors. Address: Old Manor, Manor Road, Kenilworth, CV8 2GJ	The Town Council has no reason to object to this application.
Application No: W/22/0584 LB Description: Variation of Condition 2 of W/19/1320, addition of timber windows to garage doors. Address: Old Manor, Manor Road, Kenilworth, CV8 2GJ	The Town Council has no reason to object to this application.
Application No: W/22/0621 Description: Erection of first floor side extension and single storey rear extension (re-submission of W/21/1689). Address: 123 Windy Arbour, Kenilworth, CV8 2BJ	Whilst having no reason to object, Members commented that proposed plans could not be seen on the WDC portal. Members requested that this be rectified and members of the public be given additional time to comment.
Application No: W/22/0640 Description: Erection of proposed single storey rear extension. Erection of first floor side extension over proposed single storey rear extension. Erection of proposed rear terrace Address: 19 Lunn Avenue, Kenilworth, CV8 1DS	Whilst having no reason to object, Members commented that no detail was provided on materials, which should match existing.

Application No: W/22/0680 Description: Single storey rear in-fill extension. Address: 16 Queens Close, Kenilworth, CV8 1JR	The Town Council has no reason to object to this application.
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Note: Councillor M C Coker was present but did not vote and played no part in consideration of W/22/0182

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

W/22/0175, W/22/0420, W/22/0474, W/22/0621, W/22/0640, W/22/0680.

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.

Environmental Impact Assessment – Scoping Opinion:

Application No: SCR/22/0001

Description: EIA Scoping Opinion.

Address: Land south of Stoneleigh Road, Stoneleigh, Warwickshire

After discussing issues and concerns, Members AGREED that Councillor G Hyde will lead on preparation of a response. A draft will be circulated to Members, prior to submission by the Chair, on behalf of the Planning Committee.

P.517 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.516 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Councillor R Barry reported on his attendance at WDC Planning Committee, representing the Town Councils Support of:
W/22/0411 - Hope Barn, Dalehouse Lane, Kenilworth

This application was refused.

P.518 APPEALS - DECISIONS AND NOTIFICATIONS

Members NOTED the following updates:

Decisions

Application No: W/20/1975

Description: Retrospective planning permission for a construction of driveway, partially completed.

Address: 6 Lower Ladyes Hills, Kenilworth, CV8 2GN

Appeal against refusal of Planning Permission DISMISSED – Highway safety issues....
KTC had objected, including Highway Safety issues...

Note from Planning Inspector

Procedural Matter

Although the proposal is described as partly retrospective, at the time of my site visit, I saw that the development of the driveway was complete. I have dealt with the appeal on that basis.

(Members requested that Planning Enforcement be contacted concerning any apparent enforcement issues).

Application No: W/21/0657

Description: Erection of boundary fence.

Address: 2 Elizabeth Way, Kenilworth, CV8 1QP

Appeal against refusal of Planning Permission DISMISSED – incongruous to Streetscene
KTC had no reason to object but commented on detriment to Streetscene

Note from Planning Inspector

Preliminary Matter

The fence is already in situ, and I have therefore considered the appeal on this basis.

P.519 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/22/0570

Description: Complete demolition of the Woodside Hotel and associated accommodation buildings.

Demolition to facilitate proposed new development of the site. Disconnections - Electric, Water & Telecoms Undertake Asbestos Removal Demolish Buildings Remediate the site Remove all arisings / waste materials from site Please see attached Demolition Method Statement for full details Proposed new development. Please see attached Demolition Method Statement.

Address: Woodside Hotel & Meetings Venue, Glasshouse Lane, Kenilworth, CV8 2AL

Prior approval REFUSED – insufficient detail as to reasons....biodiversity issues..

(2) Withdrawals.

None

(3) Others.

None

P.520 CORRESPONDENCE & SPECIAL MATTERS

None.

P.521 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place
on Thursday 09 June 2022, following the Meeting of the Town Council.

The meeting concluded at 9:10 pm.

Signed:

Dated: