

**KENILWORTH TOWN COUNCIL**

**Minutes of the Meeting of the PLANNING COMMITTEE**

**Held at Jubilee House, commencing 9.05pm, on Thursday 29 September 2022**

**PRESENT:** Councillor K S Dickson.

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

Town Clerk: Miss M Field  
Deputy Town Clerk: N A Eaton

P.572 **APOLOGIES**

Councillors: A J Firth, P A Jones

P.573 **DECLARATIONS OF INTEREST**

Councillors A M Dearing, J A Dearing, K S Dickson and A W Milton made a declaration of personal interest in relation to W/22/1346, as Members of WDC (Applicant).

All Councillors made a declaration of personal interest in relation to W/22/1346 (KTC is a tenant).

P.574 **MINUTES**

The Minutes of the Planning Committee held on 08 September 2022 were moved, seconded, and approved.

P.575 **MATTERS ARISING**

**NEW MATTERS**

P.576 **PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL**

It was RESOLVED that:

Warwick District Council (WDC) be advised as stated in respect of the following applications:

| <b><u>Reference</u></b>                                                                                                                                                        | <b><u>COMMENT</u></b>                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Application No: W/22/1246</b><br><b>Description:</b> Extended garden terrace area and external glazing finishes.<br><b>Address:</b> 32 Littleton Close, Kenilworth, CV8 2WA | Whilst having no reason to object, Members asked Officers to ensure that all immediate neighbours have been notified. |

|                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Application No: W/22/1346</b><br/> <b>Description:</b> To replace the existing single glazed steel framed casement windows with new double glazed white UPVC casement windows, install roof insulation on top of the existing roof and to install integrated solar panels within the roof finish.<br/> <b>Address:</b> Jubilee House, Smalley Place, Kenilworth, CV8 1QG</p> | <p>The Town Council SUPPORTED this application.</p>                                                                                                                                                                |
| <p><b>Application No: W/22/1440</b><br/> <b>Description:</b> Replacement single storey timber shed.<br/> <b>Address:</b> 34 Castle Hill, Kenilworth, CV8 1NB</p>                                                                                                                                                                                                                   | <p>The Town Council has no reason to object to this application.</p>                                                                                                                                               |
| <p><b>Application No: W/22/1455 LB</b><br/> <b>Description:</b> Proposed display of replacement fascia sign, and window film vinyl graphics.<br/> <b>Address:</b> 16A High Street, Kenilworth, CV8 1LZ</p>                                                                                                                                                                         | <p>The Town Council has no reason to object to this application.</p>                                                                                                                                               |
| <p><b>Application No: W/22/1459</b><br/> <b>Description:</b> Proposed display of replacement fascia sign, and window film vinyl graphics.<br/> <b>Address:</b> 16A High Street, Kenilworth, CV8 1LZ</p>                                                                                                                                                                            | <p>The Town Council has no reason to object to this application.</p>                                                                                                                                               |
| <p><b>Application No: W/22/1470</b><br/> <b>Description:</b> Demolition of existing single storey lean-to, erection of a two storey side extension and other alterations.<br/> <b>Address:</b> 128 Arthur Street, Kenilworth, CV8 2HG</p>                                                                                                                                          | <p>Whilst having no reason to object, Members commented that the two storey side extension dominated the neighbouring bungalow and was abutting the boundary, in contravention of the Residential Design Guide</p> |
| <p><b>Application No: W/22/1486</b><br/> <b>Description:</b> Erection of single storey side and rear extension.<br/> <b>Address:</b> 17 Allitt Grove, Kenilworth, CV8 2RZ</p>                                                                                                                                                                                                      | <p>The Town Council has no reason to object to this application.</p>                                                                                                                                               |
| <p><b>Application No: W/22/1531</b><br/> <b>Description:</b> Erection of two storey side extension and erection of 2no. rear dormers and installation of 2no. front rooflights to facilitate loft conversion.</p>                                                                                                                                                                  | <p>Whilst having no reason to object, Members commented that the proposed side elevation plan appeared to show dormers on the front, presumably in error.</p>                                                      |

|                                                            |  |
|------------------------------------------------------------|--|
| <b>Address:</b> 1 Greensward Close,<br>Kenilworth, CV8 2SG |  |
|------------------------------------------------------------|--|

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

W/22/1470, W/22/1486, W/22/1531.

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/22/1440.

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.577 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.576 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.578 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.579 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals.

Application No: W/22/1242

Description: Change of use from a retail (Class E) to public house/restaurant (sui generis/ Class E) together with the provision of an external terrace to the rear; demolition of a

concrete delivery canopy and roller shutter doors; alterations to the front and rear fenestration; and installation of plant.

Address: 18-24 The Square, Kenilworth, CV8 1EB

-----  
Application No: W/22/0922

Description: Replacement Dwelling

Address: 74 Birches Lane, Kenilworth, CV8 2AG

(3) Others.

None.

P.580 CORRESPONDENCE & SPECIAL MATTERS

1. Councillor A Milton updated Members on the recent WDC Cabinet Meeting decision to authorise issuing of an Article 4 Direction at Castle Pavilion, Castle Road, Kenilworth.
2. Members requested any further update be sought from WDC Planning Enforcement, concerning W/22/0847 Corner Princes Drive/Coventry Road and W/21/0657 2 Elizabeth Way. In both cases, boundary fencing had been installed without required permission, with retrospective applications resulting in multiple objections.
3. Councillor G Hyde updated Members on ongoing Planning Enforcement issues concerning the rear of 65 Warwick Road, which has been subject to a "Stop Notice".

P.581 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 20 October 2022, following the Meeting of the Town Council.**

The meeting concluded at 9:18 pm.

Signed: .....

Dated: .....