

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7pm, on Thursday 30 June 2022

PRESENT: Councillor K S Dickson.

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

Deputy Town Clerk: N A Eaton.

No Members of the Public were present.

P.532 APOLOGIES

Councillors: R J Barry, A G Chalmers, J A Dearing, R J Spencer.

P.533 DECLARATIONS OF INTEREST

None.

P.534 MINUTES

The Minutes of the Planning Committee held on 09 June 2022 were moved, seconded, and approved.

P.535 MATTERS ARISING

None.

NEW MATTERS

P.536 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/22/0280 Description: Various internal and external works including the redecoration of external paint finishes, hardstanding, and outdoor seating. Internal works include the full redecoration of interior, alterations to lighting scheme, fireplace, bar servery counter, new flooring,	Whilst having no reason to object, Members commented that substantial areas of greenery will be lost. Alternative replacement greenery should be provided where possible and as appropriate. In addition, any lighting in the car park area should be designed to prevent intrusive light causing nuisance to neighbouring property.

repair works to windows at The Queen and Castle, Kenilworth. Replacement lighting scheme to car park. Address: The Queen and Castle, Castle Green, Kenilworth, CV8 1ND	
Application No: W/22/0179 Description: Internal alterations and extension to rear. New raised patio area. And revisions to porch, roof and front elevation. Address: 12 Inchbrook Road, Kenilworth, CV8 2EX	Members commented that this proposal appeared to constitute massing, detrimental to the streetscene. However, since it mainly constituted permitted development, no objection could be considered. <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/22/0429 Description: Erection of 3no. new roof dormers to replace existing 3no. roof lights and alterations to fenestration. Address: 12 Jordan Close, Kenilworth, CV8 2AE	Whilst having no reason to object, Members commented that loss of privacy to neighbours was a concern. This should be assessed by Officers and appropriate mitigation, including frosted glass, considered to prevent overlooking. <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/22/0521 Description: 4 Externally illuminated fascia signage and 1 externally illuminated post signage at The Queen and Castle, Kenilworth. Address: The Queen and Castle, Castle Green, Kenilworth, CV8 1ND	The Town Council has no reason to object to this application.
Application No: W/22/0834 Description: Removal of existing single storey side extension. Proposed erection of two storey side extension, two storey rear extension, first floor rear extension, rear decking with balustrade, and new	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</i>

porch. Address: 21 Inchbrook Road, Kenilworth, CV8 2EW	energy efficiency and water efficiency, where affected, compared to the existing property.
Application No: W/22/0840 Description: Alterations and extensions of existing dwelling, render, and erection of new detached carport. Address: 22 Station Road, Kenilworth, CV8 1JJ	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/22/0849 Description: Erection of a garage within the existing driveway at 87 Windy Arbour. Address: 87 Windy Arbour, Kenilworth, CV8 2BJ	The Town Council has no reason to object to this application.
Application No: W/22/0852 Description: Erection of front and rear single storey extensions and addition of new pitch roof to the garage and terrace to the rear. Address: 58 Farmer Ward Road, Kenilworth, CV8 2DN	Whilst having no reason to object, Members commented that this was a large development, with potential adverse impact on the streetscene. This may set a precedent for future applications. <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/22/0855 Description: Demolition of existing flat roof extension, replaced with two storey side and rear extensions, single storey rear extension with external balcony area over, alterations to existing roof and replacement of existing bay windows to front elevation. Address: The Gables, 122 Rouncil Lane, Kenilworth, CV8 1FP	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/22/0859 Description: We wish to reposition the fence separating our front and back garden at the left hand side (as viewed from the pavement) of our property. The proposed new fence would be under 2 metres high and would serve to incorporate a part of our front garden into our back	Application Withdrawn.

garden. The new fence will be a minimum of 3.5 metres from the pavement. Currently the land registry (Title Number : WK358898) shows a Schedule 4 restriction on the position of the fence and we are therefore applying for planning permission. Address: 10 Littleton Close, Kenilworth, CV8 2WA	
Application No: W/22/0894 Description: Display of 1no. digital matrix display panel advertisement to northern building elevation. Address: 70 Warwick Road, Kenilworth, CV8 1HH	Members OBJECTED to this proposal. The siting, size and nature of this display was considered detrimental to the amenity of neighbouring property, specifically including the Bear and Ragged Staff Public House, which is a listed building. In addition, the display was considered to compromise public safety at an adjacent busy road junction and pedestrian crossing. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, regulation 3. Members further commented that should approval be given, then a condition should restrict the type of advertisement that may be displayed, to preclude the advertisement of products deemed harmful to the environment.

In addition, the following Environmental Impact Statement would be submitted, in respect of the stated applications (to apply where approval is granted);
W/22/0179, W/22/0429, W/22/0834, W/22/0840, W/22/0852, W/22/0855.

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.

Members NOTED that in respect of:

Application No: W/22/0551

Description: Construction of 2no. 4 bed detached dwellings with detached double garages and 1no. 2 bed bungalow.

Address: Land at Farmer Ward Road and Lillac Grove, Kenilworth

Consultation has been formally reissued due to typographical error in address. However KTC objection stands as stated and this application need not be reconsidered.

P.537 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.536 above if they came before WDC, then a decision would be made at that time in the light of the information then available.

Councillor G D Hyde was nominated and agreed to represent the Town Councils objection to W/22/0894.

P.538 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.539 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/22/0190

Description: Erection of first floor front and side extension and erection of front porch.

Address: 2 Berkeley Road, Kenilworth, CV8 1AP

REFUSED by WDC Officers - poor design, scale and character.... Detrimental to existing property and streetscene.

Whilst having no reason to object, KTC commented that this was a large extension, out of scale and not subservient to the main house.

Application No: W/22/0461

Description: Erection of proposed two storey side extension. Erection of first floor rear extension above existing flat roof rear extension. Proposed rendering of two storey side extension and first floor rear extension.

Address: 63 Queens Road, Kenilworth, CV8 1JS

REFUSED by WDC Officers – Poor Design.... Contrary to Residential Design Guide (RDG).

KTC commented on need for compliance with RDG.

Application No: W/22/0630

Description: Demolition of rear outhouse and construction of single storey rear extension across the width of the house. Infilling of open entrance porch to form lobby. Replacement of roof tiles

Address: 8 Avenue Road, Kenilworth, CV8 1AW

REFUSED by WDC Officers – detrimental impact on amenity of neighbours.
KTC commented on access issues.

(2) Withdrawals.

Application No: W/22/0621

Description: Erection of first floor side extension, single storey rear extension and alterations to the front (re-submission of W/21/1689)

Address: 123 Windy Arbour, Kenilworth, CV8 2BJ

Application No: W/22/0859

Description: We wish to reposition the fence separating our front and back garden at the left hand side (as viewed from the pavement) of our property. The proposed new fence would be under 2 metres high and would serve to incorporate a part of our front garden into our back garden. The new fence will be a minimum of 3.5 metres from the pavement. Currently the land registry (Title Number : WK358898) shows a Schedule 4 restriction on the position of the fence and we are therefore applying for planning permission.

Address: 10 Littleton Close, Kenilworth, CV8 2WA

(3) Others.

None

P.540 CORRESPONDENCE & SPECIAL MATTERS

Members considered correspondence received concerning: Application No: W/22/0275
Address: Hammonds Barn, Purlieu Lane, Kenilworth, CV8 1PQ.

They thanked the applicant for raising specific concerns and clarifying certain issues. However, Members were not minded to change their decision as there was no change to the application on the Warwick District Council (WDC) planning portal.

The matter will therefore be considered by the WDC Planning Committee in due course. Members offered further reassurances, that prior to consideration of any planning application, formal declarations of interest are recorded. Where appropriate, Members then refrain from any part in the consideration or vote. This is then noted in the published minutes.

Application No: W/22/0212

Description: Proposed part removal of existing garden wall to form new maintenance access into garden from road. Proposed erection of double hinged gate. Proposed new hardstanding as part of patio works.

Address: 48 New Street, Kenilworth, CV8 2EZ

The Chair reported on an email received from the Planning Officer - *“Please find attached revised drawings for the above application. The vehicular gate has been replaced with a pedestrian gate and it is considered that the revised proposals address your previous concerns. The proposals will therefore be recommended for approval under the delegation agreement.”*

Members NOTED these updates.

P.541 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 28 July 2022, following the Meeting of the Town Council.**

The meeting concluded at 7:47 pm.

Signed:

Dated: