

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9:30pm, on Thursday 9 June 2022

PRESENT: Councillor J A Dearing (in the Chair)

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

Town Clerk: Miss M S Field.

Communications & Administration Assistant: Mrs G Hollingsworth

1 Member of the Press was present.

P.522 APOLOGIES

Councillors: K S Dickson, A J Firth

P.523 DECLARATIONS OF INTEREST

A M Dearing	SCR/22/0001	Family Member employed by HS2	Personal
A M Dearing	W/22/0275	Neighbour Application	Personal
J A Dearing	SCR/22/0001	Family Member employed by HS2	Personal
J A Dearing	W/22/0275	Neighbour Application	Personal
S A Loudon-Cooke	W/22/0275	Objector Known	Personal

Councillors A M Dearing, J A Dearing and A W Milton made a declaration of personal interest in relation to W/22/0773, being Members of Warwick District Council.

P.524 MINUTES

The Minutes of the Planning Committee held on 19 May 2022 were moved, seconded, and approved.

P.525 MATTERS ARISING

NEW MATTERS

P.526 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/22/0327	Members had no reason to object, however, they commented the revisions made had lessened the impact on neighbouring properties.

Description: Erection of single storey side extension, ground and first floor front extensions. Address: 1 Farmer Ward Road, Kenilworth, CV8 2DJ	<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>
Pre Application No: SCR/22/0001 Description: Extension of the A46 Main Compound for HS2 Construction purposes for a temporary period, covering approximately 30 ha, including site clearance, material storage, weighbridge and welfare cabins, internal access/haul roads with access off of Stoneleigh Road. Address: Land south of Stoneleigh Road, Stoneleigh, Warwickshire	Whilst having no reason to object, Members commented: • WDC Officers should satisfy themselves that the 30ha is required on the basis there is already a very large compound near Ashow • It should be made very clear who is responsible for the restitution of the land
Application No: W/22/0275 Description: Erection of 7no. new stables (wooden in structure) and laying of new footings/base. (Re-submission of application W/21/1734). Address: Hammonds Barn, Purlieu Lane, Kenilworth, CV8 1PQ	Members OBJECTED to this proposal. The minor differences to this re-submission do not alter previous comments made. Members considered it to be inappropriate development in the Green Belt, without any very special circumstances for it to be approved. The above objection was considered a material consideration, in contravention of relevant Planning Policy, specifically with respect to the Warwick District Local Plan policy DS18 (Green Belt). In making this objection, Members made the following comment: - This is a significant development on a historic site in a sensitive position. It would have a detrimental impact on the openness of this green belt location.
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	Members OBJECTED to this proposal. This objection was considered a material consideration, having regard to relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan, section KP18 (Amenity Greenspace) and the Warwick District Local Plan BE3 (Amenity). In addition, Members made the following comments: - The development would impact the amenity for the local community and cause a lack of privacy - The information available is scant and the block plan is misleading in terms of the extent of property on the site. - There are concerns about overdevelopment.

	- There isn't a Highways appraisal on the portal and careful consideration should be given to access being opposite the industrial units on the road and the streetscene due to this. Members would also like to point out there is an error in the address which should read Lime Grove instead of Lillac Grove. <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/22/0612 Description: Widening hardstanding to allow for larger parking area. Address: 1 Oakfield, Inchbrook Road, Kenilworth, CV8 2NE	Whilst having no reason to object, Members commented that adequate drainage should be a consideration when choosing appropriate materials in accordance with SUDS.
Application No: W/22/0662 LB Description: Refurbishment and repair to exterior of the building, including: • To repair superficially decayed timber frame elements as advised by the survey undertaken (including one internal); • To repair or replace decayed wooden external elements (capping timbers, soffits etc.); • To paint the exterior of the house, including wooden external elements (e.g. soffits); • To replace and improve guttering. Address: 3 Abbey Hill, Kenilworth, CV8 1LW	The Town Council has no reason to object to this application.
Application No: W/22/0746 Description: Alterations to shop frontage to centralise door in glazed window within existing structural opening. Address: 50 The Square, Kenilworth, CV8 1EB	The Town Council has no reason to object to this application.
Application No: W/22/0747 Description: Display of 1no. non-illuminated fascia sign and 1no. internally illuminated double sided hanging sign. Address: 50 The Square, Kenilworth, CV8 1EB	Whilst having no reason to object, Members request that WDC Officers consider the light intensity/lumens used to ensure limited impact on neighbouring properties.

Application No: W/22/0751 Description: Single storey front extension and first floor side extension Address: 18 Bodnant Way, Kenilworth, CV8 2PN	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/22/0754 Description: Erection of wooden gates. Address: The Highfield, 4 Barrowfield Lane, Kenilworth, CV8 1EP	The Town Council has no reason to object to this application.
Application No: W/22/0766 LB Description: Widening and centring of rear doorway and insertion of flat roof tubular skylights to ground floor extension. Works are alterations to granted application W/20/1778/LB. Address: 34 Castle Hill, Kenilworth, CV8 1NB	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/22/0773 Description: Display of variety of official Birmingham 2022 branded street dressing items for temporary period between 20/06/2022 until 25/08/2022. Address: Variety of locations within Leamington Spa, Warwick, Kenilworth and Whitnash.	The Town Council has no reason to object to this application.
Application No: W/22/0776 Description: First floor extension to garage Address: 3 Redthorne Grove, Kenilworth, CV8 2EF	Whilst having no reason to object, Members commented that the development should have a condition applied that it can be used only in connection with the main dwelling <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>

	energy efficiency and water efficiency, where affected, compared to the existing property.
Application No: W/22/0787 Description: Proposed external alterations to include erection of a single storey extension, access ramp and associated lighting. Address: Green Man, 168 Warwick Road, Kenilworth, CV8 1HS	Whilst having no reason to object, Members request that WDC Officers consider the light intensity/lumens used in the lighting to ensure limited impact on neighbouring properties. <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/22/0806 Description: Hip to gable side roof extension and rear dormer extension, two storey side extension, single storey rear extension, front porch and installation of solar panels. Proposed loft conversion & first floor side extension. Loft conversion to have rear dormer. Address: 71 Queens Road, Kenilworth, CV8 1JS	Whilst having no reason to object, Members commented that this is a large development which they would like to see balanced with the neighbouring property. Members further commented that parking should be carefully considered due to the increase in bedrooms and size of the property. <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/22/0837 Description: Application for the variation of condition 2 (plan numbers) of approval W/21/0565 (Application for same farmhouse approved under planning application W/18/1877 in a different location and for approval W/18/1877 to be nullified) to amend the location of the proposed dwelling, to make changes to the approved external design and materials and to change the approved car port to a detached car port. Address: New Kingswood Farm, Dalehouse Lane, Kenilworth, CV8 2JZ	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 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>

Note: Councillors A Dearing & J Dearing were present but did not vote and played no part in consideration of W/22/0275

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

W/22/0327, W/22/0751, W/22/0766LB, W/22/0776, W/22/0787, W/22/0806.

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/22/0551, W/22/0837.

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.527 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.526 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/22/0551.

Councillor M F Coker was nominated and agreed to represent the Town Council objection to W/22/0275.

P.528 APPEALS - DECISIONS AND NOTIFICATIONS

P.529 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None

(2) Withdrawals.

Application No: W/22/0320

Description: Erection of proposed single storey side extension. Installation of ground floor front window to office replacing two existing windows. Proposed rendering of single storey side extension (minor amendments to previously approved application W/20/1211)

Address: 13 Northvale Close, Kenilworth, CV8 2EN

(3) Others.

None

P.530 CORRESPONDENCE & SPECIAL MATTERS

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

Email received from Planning Officer on 9 June 2022 - *“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 this update.

P.531 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 30 June 2022, following the Meeting of the Town Council.**

The meeting concluded at 10:20 pm.

Signed:

Dated: