

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7:00pm, on Thursday 27 April 2023

PRESENT: Councillor K S Dickson (Chair).

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

Deputy Town Clerk: Miss G Honey

One member of the public was present.

P.672 APOLOGIES

Cllrs P Austin, A Firth, R Spencer

P.673 DECLARATIONS OF INTEREST

None

P.674 MINUTES

The Minutes of the Planning Committee held on 6 April 2023 were moved, seconded, and approved.

P.675 MATTERS ARISING

None

NEW MATTERS

P.676 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

Amended, Deferred or Other Consideration Applications:

<u>Reference</u>	<u>COMMENT</u>
Application No: W/23/0217 Description: Variation of Condition 23 of Planning Permission W/18/1635 (Outline application for up to 620 dwellings, new primary school with all matters reserved except for access) to revise the time-scale for the delivery of access points to the site from Glasshouse Lane and Crewe Lane to provide	Members OBJECTED to this proposal. It was felt that Crewe Lane is currently suitable for a small amount of traffic and could not sustain additional vehicles in the format being suggested. Furthermore, the junction with Glasshouse Lane/Knowle Hill/Hidcote Road is unsuitable for large volumes of traffic due to its undulating form. Members fully supported the recent report from County Highways and commented that no evidence had been provided as to why this variation was necessary. Members further commented that Crewe Lane is currently a desired route for cyclists.

Crewe Lane access in advance of the Glasshouse Lane access. Address: Land On The East Side Of, Glasshouse Lane, Kenilworth Applicant: Crewe Lane, Kenilworth JV LLP	
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New applications:

It was RESOLVED that:

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

Application No: W/23/0395 Description: Erection of fence to side of dwellinghouse Address: 10 Littleton Close, Kenilworth, CV8 2WA Applicant: Mr D Spencer	The Town Council has no reason to object to this application
Application No: W/23/0415 Description: Demolition of existing buildings and erection of 55 dwellings and associated works Address: Woodside Conference Centre, Glasshouse Lane, Kenilworth, CV8 2AL Applicant: Vistry Homes	Members OBJECTED to this proposal. It was overwhelming felt the demolition of this building would contravene relevant Planning Policy, specifically, the Warwick District Local Plan HE3 (Locally Listed Historic Assets), and the application did not adhere to the Land East of Kenilworth Development Brief, created in consultation with residents. Both are material considerations and should hold the appropriate weight. Members raised the following specific comments: • It would be regrettable to lose a further heritage asset of the town, locally listed within WDC's Local Plan. This building has been judged to hold significant historic value to the town and residents. Its loss would be a huge disappointment, particularly when replaced with very standard designed homes. <u>Housing</u> • It was noted there appears to be only 16% affordable housing on site which does not meet the required 40% in current Planning Policy. Furthermore, these properties are not pepper potted throughout the site. • There is no proven housing need for this additional development on the East side of Kenilworth • It is concerning to note there is an insufficient mix of housing proposed with one bedroom properties not considered necessary. • The quality and design of the houses appear very standard. The recent NPPF introduced the word 'beauty' into such designs. That does not appear to have been considered here, particularly taking into account these properties may be replacing a beautiful heritage asset.

	<u>Biodiversity & Sustainability</u> • 32 mature trees are to be felled as part of this development. This contravenes the recent WDC biodiversity plan resulting in a loss of biodiversity and tree carbon etc. The existing orchard and overall cultural landscape will be decimated by this development. • There is a historic pond on site which will be a further loss to the area. • Members disagreed with a report stating the installation of air source heat pumps will increase energy costs for homeowners. This is pure speculation however, if correct, reflects on the poor design for insulating these homes. • There are no clear plans for how the properties will be made sustainable, and consideration should be given to the current Net Zero Carbon Development Plan Document under review by WDC. <u>Other Elements</u> • The provision of greenspace is an issue. If this area is also lost there will be a significant effect on the character of the area set out in the development brief. • There is limited detail on pedestrian or cycle access in or around the site. This is an opportunity to improve the cycle infrastructure between the new sites to avoid each spine road. • The proximity of the bin collection point was a long way from the flats proposed. • A further consultation should be undertaken to fully understand the additional need these houses would bring for services within the town, i.e., GP surgeries and dentists etc. Local circumstances have changed in recent years and any previous consultation can no longer be considered reflective of the current position. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan sections KP4 (Land East of Kenilworth), KP9 (Cycle Routes), KP13 (General Design Principles), KP15 (Environmental Standards of New Buildings), the Land East of Kenilworth Development Brief, the Warwick District Local Plan CC1 (Planning for Climate Change Adaptation), CC2 (Renewable Energy), BE2 (Developing Significant Housing Sites), BE3 (Amenity), Strategic Policy DS3 (Supporting Sustainable Communities), HE3 (Locally Listed Historic Assets) and also the WDC Climate Emergency Declaration.
Application No: W/23/0428 Description: Erection of single storey rear extension	Whilst having no reason to object, Members commented that the dormer was not subservient to the roofline.

Address: 7 Blackthorn Road, Kenilworth, CV8 2DS Applicant: Mr & Mrs White	<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/23/0441 Description: Erection of single storey rear extension, single storey side extension and garage conversion Address: 14 Towers Close, Kenilworth, CV8 1FG Applicant: C Crofts	Whilst having no reason to object, Members raised a concern that there was only a small area for parking available which may be inadequate for the size of extension proposed and contravene the WDC Supplementary Planning Document Parking Standards. <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/23/0450 Description: Erection of single storey side and rear extension Address: 33 Common Lane, Kenilworth, CV8 2ER Applicant: Mr. Roberts	Whilst having no reason to object, Members asked Officers to check any impact on neighbours at number 35. <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/23/0452 Description: Erection of single storey rear extension Address: 74 Farmer Ward Road, Kenilworth, CV8 2DN Applicant: Mr. Li	Whilst having no reason to object, Members asked Officers to check any impact on neighbours at number 72. <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/23/0457 Description: Variation of Condition 2 (approved drawings) of planning permission ref: W/22/0121 (Erection of single storey side and rear extension) for changes to the footprint of the extension and associated fenestration amendments. Address: Spring Gardens, Upper Spring Lane, Kenilworth, CV8 2JR Applicant: Mr Mrs Taylor	Members DEFERRED consideration of this application, seeking clarification from Officers of the specific proposal being made and the change from previous drawings and design. Post Meeting Note – After a response received from the Planning Officer that the proposed extension was much smaller than the previous permission and other fenestration alterations have also been changed under the variation, Members confirmed there was no reason to object.
Application No: W/23/0458 Description: Erection of two storey front and first floor rear	Whilst having no reason to object, Members asked Officers to check whether the ridge height of the window was raised which may affect the streetscene

extension with porch and new detached garage Address: 101 Windy Arbour, Kenilworth, CV8 2BJ Applicant: Mr and Mrs Smethurst	<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/23/0492 Description: Erection of two storey rear extension Address: 3 Heyville Croft, Kenilworth, CV8 2SR Applicant: Mr & Mrs Mosey	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/23/0495 Description: Application for Prior Approval for the demolition of all existing buildings on site. Address: Woodside Conference Centre, Glasshouse Lane, Kenilworth, CV8 2AL Applicant: Vistry Homes	Application decided prior to the Planning Committee Meeting.
Application No: W/23/0511 Description: Demolition of existing outbuilding. Erection of 2 storey side extension and single storey link to dwelling, for use as an attached annexe and pool facilities. Address: Summerville Manor, 120A Rouncil Lane, Kenilworth, CV8 1FP Applicant: Mr S Thadwal	Whilst having no reason to object, Members asked Officers to include a condition the development was used in conjunction with the main house. <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/23/0520 Description: Erection of a single storey rear extension. Address: 64 Leyes Lane, Kenilworth, CV8 2QT Applicant: Ms J Piepzrak	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/23/0533 Description: Erection of single storey side extension Address: 109 School Lane, Kenilworth, CV8 2GT Applicant: Hucker Hibbits	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/23/0544 Description: Proposed replacement extension and extension to a detached garage. Address: 65 Common Lane, Kenilworth, CV8 2EQ Applicant: Mr and Mrs Pinnell	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/23/0559 AG Description: Prior approval notification under Schedule 2, Part 6, Class A for agricultural development for the erection of an agricultural building. Address: Little Chase Farm, Chase Lane, Kenilworth, CV8 1PR Applicant: D Sansome & Son	The Town Council has no reason to object to this application

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

W/23/0428, W/23/0441, W/23/0450, W/23/0452, W/23/0458, W/23/0492, W/23/0511, W/23/0520, W/23/0533, W/23/0544.

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.677 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

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

P.678 APPEALS - DECISIONS AND NOTIFICATIONS

None

P.679 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None

(2) Withdrawals.

None

(3) Others.

Application No: W/23/0386

Description: Hung tile cladding replaced with render and partial window infill with rendered wall, external insulation to dormer roof and single storey rear extension

Address: 5 Faircroft, Kenilworth, CV8 1JT

Applicant: Mr Clews

KTC OBJECTED on the removal of the hung tile cladding. Response below received from WDC Planning Officer:

“Thank you for your objection consultation for the above planning application. The objection related to the loss of character hung tiles on the front elevation. Subsequently, the proposal has been amended and the character hung tiles have been retained. I therefore consider Kenilworth Town Councils objection suitably overcome by amendments and I am recommending to grant planning permission in due course.”

P.680 CORRESPONDENCE & SPECIAL MATTERS

None

P.681 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 25 May 2023 at 7pm.**

The meeting concluded at 20:14pm.

Signed:

Dated: