

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7:00pm, on Thursday 25 May 2023

PRESENT: Councillor K S Dickson (Chair from Item 2).

Councillors: D A T Bailey, N A Eaton, P Jones, Z L Leventhal, A J G Marsh

Deputy Town Clerk: Miss G Honey

One member of the public was present.

P.1 ELECTION OF CHAIR

It was proposed, seconded and:

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

P.2 ELECTION OF VICE CHAIR

It was proposed, seconded and:

RESOLVED that Councillor N A Eaton be Vice Chair for the ensuing year.

P.3 APOLOGIES

Cllrs A Chalmers, A Dearing, A Milton & R Minto

P.4 DECLARATIONS OF INTEREST

None

P.5 MINUTES

The Minutes of the Planning Committee held on 27 April 2023 were moved, seconded, and approved.

P.6 MATTERS ARISING

None

NEW MATTERS

P.7 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

Amended, Deferred or Other Consideration Applications:

<u>Reference</u>	<u>COMMENT</u>
Application No: W/23/0398 Description: Erection of single storey front extension and single storey rear extension. Landscaping to rear. New front boundary wall and gates. Address: 59 John O'Gaunt Road, Kenilworth, CV8 1DY Applicant: Ahrens	The Town Council has no reason to object to this application.

New applications:

It was RESOLVED that:

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

Application No: W/23/0055 Description: Partial retrospective application for the retention of an existing 1.8m high security fence along Crewe Lane; erection of a 1.8m high security fence around the remaining boundary of the site. Address: South Crest Arboretum, Crewe Lane, Kenilworth, CV8 2DG Applicant: Premier Garden Centre	Whilst having no reason to object, Members were concerned about the close proximity of the fence to the highway boundary and the subsequent safety of road users.
Application No: W/23/0130 Description: Erection of single storey front extension Address: 29 Dencer Drive, Kenilworth, CV8 2QR Applicant: Mr and Mrs Lockwood	The Town Council has no reason to object to this application. <i>Post Meeting Note – An amended application was received on 26 May 2023 with a single alteration in the description to include the render. After discussion with the Chair, it was confirmed our comments stood on the basis the plans examined and commented on remained the same.</i>
Application No: W/23/0342 LB Description: Installation of replacement windows (5) on south elevation of Oaks Farm Address: Oaks Farm, Farm Road, Kenilworth, CV8 1DX Applicant: Mrs C Archer	Members had no reason to object subject to any comments from the Conservation Officer.
Application No: W/23/0387 LB Description: Replace 1no.Roof-light to Main Roof elevation. To carryout works to replace 1no.defective roof light with a new 'Roof-light Company' conservation	Whilst having no reason to object, Members noted the absence/lack of evidence of a bat survey having been completed.

rooflight 'CR3' profile complete with all necessary carpentry works, internal patch plastering and decorating works to ceiling area around new rooflight. Strip off existing flat roof coverings and remove from site. Supply and fit 1no.new 'fixed' flat roof light and all necessary fixtures and fittings. Supply and lay a new 3-layer high performance mineral felt complete with all trims, and flashings. Address: 46 High Street, Kenilworth, CV8 1LZ Applicant: E G Swingler & Sons Roofing Ltd	
Application No: W/23/0467 Description: Re submission of W/18/0703 for the replace shop-front and shop front door. Address: 16 The Square, Kenilworth, CV8 1EB Applicant: Waverley Dev Ltd	The Town Council has no reason to object to this application.
Application No: W/23/0545 Description: Erection of single storey front porch overhang infill extension & new pitched roof Address: 1 Bromley Close, Kenilworth, CV8 1AJ Applicant: Mr & Mrs Hill	The Town Council has no reason to object to this application.
Application No: W/23/0555 Description: Proposed part two storey and part single storey side extension. Address: 26 Wincote Close, Kenilworth, CV8 2QE Applicant: Mr K Robertson	Whilst having no reason to object, Members asked officers to check the development didn't constitute massing on the site.
Application No: W/23/0570 Description: Erection of a single storey rear extension Address: 1 Holmewood Close, Kenilworth, CV8 2JE Applicant: Mr. Small	The Town Council has no reason to object to this application.
Application No: W/23/0573 Description: Single storey rear extension, First Floor side extension and outbuilding. Address: 14 Walnut Tree Close, Kenilworth, CV8 2NF	Whilst having no reason to object, Members asked Officers to include a condition the outbuilding was used in conjunction with the main house.

Applicant: Mr L Singh	
Application No: W/23/0582 Description: Demolition of garage. Construction of two storey side extension, single storey rear extension, and alterations to the principal elevation. Address: 157 Clinton Lane, Kenilworth, CV8 1BA Applicant: Mr & Mrs Richardson	The Town Council has no reason to object to this application.
Application No: W/23/0592 Description: Single storey extension to double garage to create a two storey building. The proposed works will create a stand alone bedroom with shower room. Crown and thin both trees protected under TPO198 by up to 15-20%. Address: 3 Redthorne Grove, Kenilworth, CV8 2EF Applicant: Mr K Baden	Whilst having no reason to object, Members asked Officers to include a condition the development was used in conjunction with the main house.
Application No: W/23/0619 Description: Erection of single storey rear and side extension Address: 17 Clarkes Avenue, Kenilworth, CV8 1HX Applicant: Mr Murphy	The Town Council has no reason to object to this application.
Application No: W/23/0625 Description: Proposed new barbecue shed to the rear garden area. Address: The Royal Oak, 36 New Street, Kenilworth, CV8 2EZ Applicant: The Royal Oak	Members OBJECTED to this proposal in full support of the report from Health and Community Protection. Members were mindful of protecting the amenity of the area and any nuisance to neighbouring properties. It was specifically noted this appeared to be an industrial smoking unit which would be harmful to neighbouring properties by way of smoke and noise pollution. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan KP13 (General Design Principles). Members were further concerned there was no evidence of a net biodiversity gain from this proposal.
Application No: W/23/0627 Description: Proposed single storey rear extension to kitchen. Demolition of existing standalone garage, Erection of new standalone	The Town Council has no reason to object to this application.

garage in existing location to incorporate laundry / utility room Address: 46 Clinton Lane, Kenilworth, CV8 1AT Applicant: Mrs Holland	
Application No: W/23/0632 Description: Replacement and upgrade of ground floor frontage. Remove existing wooden framed windows and door and replace with aluminium framed frontage. Improve energy efficiency by replacing single paned windows and door with double glazed panels and door. The process will also subsume the exterior lobby area to become part of the interior space, creating a flat front. Address: 44 The Square, Kenilworth, CV8 1EB Applicant: Understanding Care (Coventry) Limited	Whilst having no reason to object, Members asked that any future window treatment be considered in relation to the streetscene.

P.8 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. In respect of the agenda applications listed above, Councillor Z L Leventhal was nominated and agreed to represent the Town Council's objection to Application No: W/23/0625 (Proposed new barbeque shed to the rear garden area at The Royal Oak, 36 New Street, Kenilworth, CV8 2EZ).

P.9 APPEALS - DECISIONS AND NOTIFICATIONS

An appeal has been made on the following application:

Application No: W/22/0275

Description: Erection of 5 no. stables

Address: Hammonds Barn, Purlieu Lane, Kenilworth, CV8 1PQ

Applicant: Dr A Malik

KTC previously OBJECTED by making the following comments:

"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."

Members NOTED this and did not wish to make any further representation.

P.10 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/23/0458

Description: Erection of two storey front and first floor rear extension with porch and new detached garage

Address: 101 Windy Arbour, Kenilworth, CV8 2BJ

Applicant: Mr. & Mrs Smethurst

Planning Permission has been REFUSED by WDC Officers on the basis the proposed front extension would significantly increase the scale and mass of the house, out of character with the surrounding area. Additionally, the proposed garage would be prominent within the street and similar features are not seen nearby, causing harm to the character of the street scene. In addition, the proposal would fail to provide a satisfactory living environment by reason of bedroom 4 not having a suitable outlook.

KTC had no reason to object but commented on the ridge height of the window and its potential affect on the streetscene.

(2) Withdrawals.

Application No: W/23/0535

Description: Proposal to drop kerb at front of 8 Lancaster Place and the front garden be converted into private parking. Access to this parking will be over a large portion of pavement, off Lancaster Place which is next to existing parking bays.

Address: 8 Lancaster Place, Kenilworth, CV8 1GL

Applicant: Mr. Griffin

(3) Others.

None

P.11 CORRESPONDENCE & SPECIAL MATTERS

None

P.12 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 15 June 2023 following the Meeting of the Town Council.**

The meeting concluded at 19:36pm.

Signed:

Dated: