

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 21:07pm, on Thursday 6 July 2023

PRESENT: Councillor K S Dickson.

Councillors: D A T Bailey, A Chalmers, A Dearing, N A Eaton, P Jones,
Z L Leventhal, A J G Marsh, A Milton, A M Summers

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

P.23 APOLOGIES

Cllr R Minto (substituted by Cllr A M Summers)

P.24 DECLARATIONS OF INTEREST

N Eaton	W/23/0740	Objector Known	Personal
A Dearing	W/23/0740	Family Member association	Personal

P.25 MINUTES

The Minutes of the Planning Committee held on 15 June 2023 were moved, seconded, and approved.

P.26 MATTERS ARISING

None

NEW MATTERS

P.27 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

Amended, Deferred or Other Consideration Applications:

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/22/1973 Description: Erection of replacement dwelling [please note amended design]	Members wish to maintain their previous OBJECTION on this application. Despite a change in measurement units, it appears the floor plan has increased further in size. This does not therefore satisfy members concerns over massing on the site nor the effect on neighbouring bungalows.

Address: 74 Birches Lane, Kenilworth, CV8 2AG Applicant: Mr. Herd	These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13 (General Design Principles), the Warwick District Local Plan policies H1 (Directing New Housing), BE1 (Layout and Design).
Application No: W/23/0761 Description: Proposed erection of single storey side and rear extension. Proposed replacement windows to rear. Proposed installation of door to detached garage. Installation of solar panels. Address: 39 Elmdene Road, Kenilworth, CV8 2BW Applicant: Dr J Hauge	The Town Council had 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:

<u>Reference</u>	<u>COMMENT</u>
Application No: W/23/0732 Description: Erection of single storey side and rear extension Address: 9 Inveraray Close, Kenilworth, CV8 2NZ Applicant: Mr Hardy	Whilst having no reason to object Members asked Officers to check compliance with the 45 degree rule.
Application No: W/23/0740 Description: Proposed remodelling of existing dwellinghouse to include: Proposed infill extension at ground floor. Proposed erection of detached garage to rear. Proposed extension of block paving driveway. Proposed installation of solar array and roof lights. Proposed internal remodelling including garage conversion. Proposed revision to fenestration and replacement doors. Proposed rendering and stone/larch cladding. Address: 4b Fieldgate Lane, Kenilworth, CV8 1BT Applicant: Mrs. Sarjeant	Members OBJECTED to this proposal. It was overwhelming felt this may be an invalid application due to the current boundary dispute and possible incorrect plans submitted by the applicant. Members asked Officers to give careful consideration to this on the basis the land in dispute would be required for the external development to go ahead. Members raised the following specific comments: • Members have concerns in relation to the external aspects of this proposal. They do not have any objections in relation to the internal development. • The development is in an area off Fieldgate Lane which is dominated by two specific properties, 4a and 4b. These comprise a split plot of the garden and orchard of Fieldgate Lodge. Both properties have original 1960s features and were built as a pair architecturally sitting on a shared site. Members are concerned the development is not in keeping with how the place was intended to be, and the architectural relationship between 4a and 4b will be lost.

	• Members are specifically concerned the white render, grey stone cladding, wooden slatting and the scale and position of the garage are out of character with the space and do not enhance the area. • There is a potential impact on neighbours at number 4a and number 8 due to overlooking. • This development is within the Fieldgate Lane Conservation Area and weight should be given to retaining the character and originality of this part of town. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13a and b (General Design Principles), KP13M (Design Management in Fieldgate Lane) and the Warwick District Local Plan policy BE1 a and d (Layout and Design).
Application No: W/23/0835 Description: Erection of ground floor and first floor rear extensions and garage conversion Address: 8 Lunn Avenue, Kenilworth, CV8 1DS Applicant: K Madden	Whilst having no reason to object Members asked Officers to ensure the development was used in conjunction with the main house.
Application No: W/23/0857 Description: Erection of single storey extension Address: 16 Dunvegan Close, Kenilworth, CV8 2PH Applicant: Mr. Bryant	The Town Council has no reason to object to this application.
Application No: W/23/0868 Description: Erection of single storey side extension and first floor side extension Address: 47 Amherst Road, Kenilworth, CV8 1AG Applicant: E & E Hartley	Whilst having no reason to object, Members asked Officers to consider the visual impact of materials used and request a variation where necessary.
Application No: W/23/0880 Description: Full planning permission for the extension of the A46 Main Compound for HS2 construction purposes for a temporary period, including site clearance works, stockpiling of soil, materials storage, security cabins, plant and wheel wash facilities, HGV/plant parking, drainage infrastructure, internal spine and haul roads with access from Stoneleigh Road. Address: Land south of Stoneleigh Road, Stoneleigh, Warwickshire	Whilst having no reason to object, Members asked Officers to insert a clear condition of who will be responsible for restoring the land back to its original condition.

P.28 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/23/0740 (Proposed remodelling of existing dwellinghouse to include: Proposed infill extension at ground floor. Proposed erection of detached garage to rear. Proposed extension of block paving driveway. Proposed installation of solar array and roof lights. Proposed internal remodelling including garage conversion. Proposed revision to fenestration and replacement doors. Proposed rendering and stone/larch cladding at 4b Fieldgate Lane, Kenilworth, CV8 1BT).

In respect of the remainder of the applications listed within Item P.27 it was:

RESOLVED that should representation be invited if they came before WDC, then a decision would be made at that time in the light of the information then available.

P.29 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.30 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

a) Application No: W/23/0334

Description: Application for a driveway and dropped kerb.

Address: 24 Albion Street, Kenilworth, CV8 2FW

Applicant: Mr Mason

WDC Officers have APPROVED this application. KTC objected based on the driveway being hazardous for pedestrians with a marked change in the streetscene. Members were concerned about the loss of on-street public parking and requested Warwickshire County Council Officers conduct a traffic assessment.

WDC Planning Committee confirmed there were no objections from County Highways and a drop kerb was permitted development due to the road being classified as a D road. On this basis the driveway itself is acceptable in terms of design and neighbouring amenity. There were no safety issues highlighted.

b) Application No: W/23/0124

Description: Application for a Lawful Development Certificate for dwellinghouse

Address: The Garden House, Marthas Orchard, Leycester Road, Kenilworth

Applicant: Mr M Butterworth

WDC REFUSED this application. It is considered that the evidence failed to demonstrate that the building has been used as a separate residential dwelling continuously for 4 years prior to the submission of this application.

KTC had no reason to object.

(2) Withdrawals.

None

(3) Others.

None

P.31 CORRESPONDENCE & SPECIAL MATTERS

An update has been received from WDC Enforcement Officer concerning ACT/1020/20 - The Corner House, Crackley Hill, Coventry Road, Kenilworth, CV8 2EE regarding the boundary treatment/soft and hard landscaping.

Members NOTED this update.

P.32 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 27 July 2023 following the Meeting of the Town Council.**

The meeting concluded at 21:52pm.

Signed:

Dated: