

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7:00pm, on Thursday 17 August 2023

PRESENT: Councillor N A Eaton (in the Chair)

Councillors: D A T Bailey, A Chalmers, P J Jones, A J G Marsh, A Milton,
R J S Minto

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

5 Members of the public were present. 1 Member of the press was present.

P.43 APOLOGIES

Cllrs A Dearing, K Dickson and Z Leventhal

P.44 DECLARATIONS OF INTEREST

None.

P.45 MINUTES

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

P.46 MATTERS ARISING

None

NEW MATTERS

P.47 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/22/1990 Description: Application for reserved matters (phases 2, Local Centre (Retail), Self-Build and Spine Road) relating to appearance, landscaping,	Members DEFERRED consideration of this application pending a briefing with the WDC Site Delivery Officer for Kenilworth.

layout and scale in pursuance of hybrid planning permission W/20/2020 Address: Land at Thickthorn, Kenilworth Applicant: Charles Church	
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	Having regard to the amended plans, Members maintained their full OBJECTION to this proposal. Members commented that many of their previous objections had not been taken into account. There remains no clear housing need in this area nor has an up to date infrastructure impact assessment been carried out. Members maintained this application amounts to over development of the East of Kenilworth. Members commented further as follows: • This area was recognised as valuable greenspace within the Land East of Kenilworth Development Brief and it should be left as such. • Members disagreed with the Heritage statement which commented that Woodside was, at best, a heritage asset of low local significance. This was proved incorrect by the significant ongoing local attempts to save this building from demolition. • A broad statement has been made that retaining the original Woodside building is unviable. Members would like further information on what this has been based on. • Members request further information on how the applicants intend to make the dwellings as sustainable and thermally efficient as possible. 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.

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/23/0940	The Town Council had no reason to object to this application.

Description: Erection of single-storey rear extension Address: 30 Caesar Road, Kenilworth, CV8 1DL Applicant: Mr & Mrs Stafford	
Application No: W/23/0944 Description: Erection of single-storey front extension plus garage conversion and partial rendering of front elevation. Address: 19 Woodcote Avenue, Kenilworth, CV8 1BH Applicant: Mr & Mrs Horgan	The Town Council had no reason to object to this application.
Application No: W/23/0953 Description: Existing timber shed and garden room to be replaced with a new garden room and store. Installation of 3no. air conditioning external units Address: 37 Fieldgate Lane, Kenilworth, CV8 1BT Applicant: Mrs e Connolly	Whilst having no reason to object Members requested Officers: • Check for massing on the site • Conduct an impact assessment for noise from the air conditioning units to ensure no effect on the amenity of neighbours. • Apply a condition that the development is only used in connection with the main residence. Members further wished to draw Officer's attention to there being trees within falling distance of the proposed development, contrary to the information previously supplied.
Application No: W/23/0975 Description: Erection of two storey rear extension and loft conversion to create additional living space. Address: 230 Warwick Road, Kenilworth, CV8 1FD Applicant: Mr J Moorhouse	Whilst having no reason to object, Members asked Officers to check for massing on the site and to note the roofline is no longer subservient.
Application No: W/23/1030 Description: Erection of a two storey rear extension, fenestration changes on all elevations, render. Address: 54 Priory Road, Kenilworth, CV8 1LQ Applicant: Miss Claire McGuire	The Town Council had no reason to object to this application
Application No: W/23/1038 Description: Erection of a front extension with new porch and rear extension to accommodate larger kitchen to a single storey bungalow. Address: 59 Eden Croft, Kenilworth, CV8 2BG Applicant: Mr & Mrs Sleafwood	The Town Council had no reason to object to this application.

Application No: W/23/1041 TC Description: Prior approval application under Schedule 2, Part 16, Part A of the GPDO for proposed installation of 15m high H3G street pole with supporting antennas, equipment cabinets and ancillary development works Address: Highways Verge adjacent to Kenilworth Cemetery, Oaks Road, Kenilworth, CV8 1GE Applicant: CK Hutchison Networks (UK) Limited	Members OBJECTED to this proposal. It was considered an unsuitable location, far too close to a sensitive and valuable greenspace in the cemetery. The installation of a telecommunications mast with associated development in such a prominent location would result in a conspicuous and incongruous development of inferior appearance out of keeping and scale with the surrounding locality. The mast sits within a residential area and in close proximity to two primary schools. Members asked officers to check the proximity of the site to both local schools to ensure compliance with regulations. Members considered the mast would be highly detrimental to visual amenity for visitors to the cemetery and to local residents. The mast was of a grey metal colour of significant size and height within a greenspace area. Members felt that the applicant has failed to clearly demonstrate that there are no technically feasible less harmful alternatives to the scheme proposed.
Application No: W/23/1049 AG Description: Prior approval notification for proposed erection of agricultural building for general purpose use and safe storage of animal feed, fertiliser and seed. Address: The Oaks Farm, Farm Road, Kenilworth, CV8 1DX Applicant: Mrs Archer	This application has already been approved. Members unanimously agreed for the Deputy Clerk to make contact with WDC, requesting clearer communication from Officers on deadlines for these types of applications.
Application No: W/23/1055 Description: Erection of single storey rear extension and replacement front porch. Address: 22 Birches Lane, Kenilworth, CV8 2AD Applicant: Mr Blakeman	Whilst having no reason to object, Members commented that the development was not sympathetic to the original design.

P.48 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. In respect of the agenda applications listed above, Councillor N A Eaton was nominated and agreed to represent the Town Council's objection to Application No: W/23/0415 - Demolition of existing buildings and erection of 55 dwellings and associated works at Woodside Conference Centre, Glasshouse Lane, Kenilworth, CV8 2AL.

The Chair reported that Application W/23/0740 (4b Fieldgate Lane) was due to be heard on 15 August 2023 by WDC Planning Committee. However, this was withdrawn due to concerns with the accuracy of the site location plan provided by the applicant. The matter is currently being investigated by WDC.

The Chair asked whether Members would like to explore further training/a briefing on Conservation Areas within Kenilworth alongside the upcoming planning training from WDC. This came following an issue raised by Cllr A Dearing on the level of detailed guidance received from WDC on Conservation Areas, and how applications within these areas are considered.

Members were in agreement for office staff to make enquiries for this to be provided by WDC Officers.

P.49 APPEALS - DECISIONS AND NOTIFICATIONS

Application No: W/22/0275

Description: Erection of 5 new stables (wooden in structure) and laying of new footings / base.

Address: Hammonds Barn, Purlieu Lane, Kenilworth, Warwickshire

Applicant: Dr A Malik

The Appeal was dismissed. It was considered the proposal would be inappropriate development and would cause harm to the openness of the Green Belt. In addition, harm has also been identified to the character and appearance of the area and the setting of the heritage assets, as well as a lack of biodiversity net gain. The total weight of the other considerations does not clearly outweigh the harm by reason of inappropriateness, and any other harm. Consequently, the very special circumstances necessary to justify the development do not exist.

KTC objected to this application.

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

Notice of appeal has been received in relation to the above application. KTC had no reason to object but asked Officers to check whether the ridge height of the window was raised which may affect the streetscene.

P.50 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

Application No: W/23/0989

Description: 90mm EPS boards to be installed on the external walls of the property

Address: 15 St Nicholas Avenue, Kenilworth, CV8 1JU

Applicant: IZ Energy

This application has been withdrawn.

(3) Others

None.

P.51 CORRESPONDENCE & SPECIAL MATTERS

(1) South Warwickshire Local Plan (TC.51)

As delegated by the Town Council on 27 July 2023, the Chair asked for volunteers to form a Task & Finish Group to consider the second call for sites proposed under the SWLP and how the Town Council might address these.

A discussion ensued on the role of the Group and the current stage reached by WDC in the SWLP. Members felt it was important to act sooner rather than later in setting up a Group to be prepared for the next public consultation. Cllrs A Milton, A Marsh, D Bailey and Z Leventhal (in her absence) volunteered for this task.

(2) Enforcement Action

Cllr A Chalmers requested a further update from WDC Enforcement Officers concerning ACT/1020/20 - The Corner House, Crackley Hill, Coventry Road, Kenilworth, CV8 2EE. The Deputy Clerk will request this.

P.52 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 7 September 2023 following the meeting of the Town Council.**

The meeting concluded at 7:47pm.

Signed:

Dated: