

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9:04pm, on Thursday 28 September 2023

PRESENT: Councillor K S Dickson (in the Chair)

Councillors: D A T Bailey, A Chalmers, A M Dearing, N A Eaton, P J Jones, Z L Leventhal, A Milton, R J S Minto

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

Two members of the public were present.

P.63 APOLOGIES

Cllr A J G Marsh

P.64 DECLARATIONS OF INTEREST

A Dearing W/23/0983 Applicant known Personal

P.65 MINUTES

The Minutes of the Planning Committee held on 7 September 2023 were moved, seconded, and approved.

P.66 MATTERS ARISING

None

NEW MATTERS

P.67 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/23/0740 Description: Proposed remodelling of existing dwellinghouse to include: Proposed infill extension at ground floor. Proposed erection of	Members wish to maintain their previous OBJECTION to this proposal as follows: • Members concerns relate to the external aspects of this property. It remains that the white render, grey stone cladding, wooden slatting and the scale and position 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	the garage are out of character with the space and do not enhance the area. • The architectural relationship between 4a and 4b is significant. They were built as a pair on a split plot and such development will cause any link between the houses to be lost. • Members were overwhelming concerned about this development falling within Fieldgate Lane Conservation Area. As per the Kenilworth Neighbourhood Plan Policy KP13M, paragraph 5.62, this development does not preserve the character of this area of town, nor does it maintain the properties original features or have regard to the originality of the Fieldgate Lane area. Members felt very strongly that significant weight should be attached to these points and the integral character of this area should be retained. 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). Members also commented that any impact on neighbouring properties at numbers 4a and 8 due to overlooking should be considered.
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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/23/0983 Description: Replace existing barn block with a high quality innovation cantilevered 4 bedroom sustainable dwelling Address: High House Farm, Purlieu Lane, Kenilworth, CV8 1PQ Applicant: Miss A Malik	Whilst having no reason to object, Members rely on Officers to assess the position of the development within the greenbelt and any impact on the openness of the area. Members further asked Officers to check and be mindful of the development's visibility from Kenilworth Castle.
Application No: W/23/1189 Description: Proposed 1.5 storey extension to front elevation, single storey rear and side kitchen extension. Address: 31 Amherst Road, Kenilworth, CV8 1AG Applicant: Ms Collett	Whilst having no reason to object Members asked Officers to check compliance with the 45 degree rule.
Application No: W/23/1240	The Town Council has no reason to object to this application.

Description: Display of replacement signs to include: 1no. illuminated projecting sign, 2no. non illuminated roundels and 2no. illuminated menu cases Address: 29 The Square, Kenilworth, CV8 1EF Applicant: EGO MEDITERRANEAN	
Notification No: W/23/1315 Description: Application for Prior Approval for the proposed change of use of agricultural building to 2 no. larger dwellings and 3 no. smaller dwellings (Use Class C3) under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q. Address: Crackley Farm, Crackley Lane, Kenilworth, CV8 2JS Applicant: Executors of T.I.Booth(Deceased)	The Town Council has no reason to object to this application.
Application No: W/23/1271 Description: Demolition of existing flat roof extension, replaced with single & two storey side extensions and single storey rear extension, alterations to existing roof and replacement of existing bay windows to front elevation and covered front porch area. Address: The Gables, 122 Rouncil Lane, Kenilworth, CV8 1FP Applicant: Mr Holden	The Town Council has no reason to object to this application.

P.68 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. In respect of the agenda applications listed above, Councillor A Dearing 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.

P.69 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.70 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

Application No: W/23/1184

Description: Erection of single storey rear extension, rear raised decking, first floor rear extension, porch extension, front elevation alterations, and installation of roof lights.

Address: 35 Inchbrook Road, Kenilworth, CV8 2EW

Applicant: Mr & Mrs Little

This application has been withdrawn.

(3) Others

None.

P.71 CORRESPONDENCE & SPECIAL MATTERS

- (i) Email received yesterday from WDC Planning Officer Dan Charles on Application W/22/1990 – Land at Thickthorn in response to queries raised after the last meeting:

In terms of W/22/1990, Persimmon are currently reviewing the comments received and are looking to revise the application in due course. This will include a complete redesign of the area for the Local Centre following our feedback about the design and area of land etc.

Hopefully, they will be addressing all concerns raised within any resubmitted documents. We don't have a current timescale for this but as soon as we receive anything, we will make sure you are consulted as soon as possible.

It has been confirmed this information can be shared more widely as necessary.

P.72 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 19 October 2023 following the meeting of the Town Council.**

The meeting concluded at 9:30pm.

Signed:

Dated: