

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8:56pm, on Thursday 19 October 2023

PRESENT: Councillor K S Dickson (in the Chair)

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

Town Clerk: Miss M Field
Deputy Town Clerk: Miss G Honey

One member of the press was present.

P.73 APOLOGIES

Cllrs A M Dearing and R J S Minto

P.74 DECLARATIONS OF INTEREST

K Dickson	W/23/1372	Applicant known	Personal
D Bailey	W/23/1288 LB W/23/1291 W/23/1327 W/23/1328 LB	Applicant known	Personal
D Bailey	W/23/1297	Commentor known	Personal

All Members made a general declaration of interest in relation to application W/23/1380, on the basis Kenilworth Town Council hold the freehold to Kenilworth Castle.

P.75 MINUTES

The Minutes of the Planning Committee held on 28 September 2023 were moved, seconded, and approved.

P.76 MATTERS ARISING

None

NEW MATTERS

P.77 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

Amended, Deferred or Other Consideration Applications:

None

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/23/1207 Description: Demolition of existing dwelling at No.151 Warwick Road, erection of 2 no. detached dwellings and improvements to existing access road to hotel. Address: 151 Warwick Road, Kenilworth, CV8 1HY Applicant: Mr Kumar Muthalagappan	Whilst having no reason to object, Members asked Officers to pay particular attention to the height of the rear fence, along with confirming safe access and egress of vehicles from the amended location of the car parking.
Application No: W/23/1250 Description: Proposed demolition of conservatory and replacement single-storey rear extension, garage conversion + new build detached garage. Address: 121 Windy Arbour, Kenilworth, CV8 2BJ Applicant: Mr & Mrs Hooker	Members are happy to remove their previous holding objection on the basis of the plans dated 19 October 2023 confirming the removal of the new build detached garage. Members welcome this amendment.
Application No: W/23/1265 LB Description: Repairs to existing front boundary wall Address: Clinton House, 78 High Street, Kenilworth, CV8 1LZ Applicant: R Grant	The Town Council has no reason to object to this application.
Application No: W/23/1272 Description: Extensions/alterations to ground floor existing retail unit (Use Class E) and installation of ventilation system to the roof. Address: 1 Abbey End, Kenilworth, CV8 1QH Applicant: Grevayne Properties Ltd & Loungers Plc.	Whilst having no reason to object, Members supported the conditions as outlined by the Environmental Health Officer. Members further asked for conditions/timings to be imposed on the opening of the proposed bi-fold doors to protect the amenity of neighbours.
Application No: W/23/1278 Description: Proposed ground floor and first floor rear extensions to main property, together with garage conversion. Address: 8 Lunn Avenue, Kenilworth, CV8 1DS Applicant: Kathryn Madden	The Town Council has no reason to object to this application.

Application No: W/23/1283 Description: Variation of Condition 2 (approved plans) of planning permission ref: W/22/1632 (Erection of single-storey rear extension and the removal of the existing flat roof to the two-storey addition and replacement with a pitched roof) to reflect amendments to the proposed rear extension. Address: 18 Lower Ladyes Hills, Kenilworth, CV8 2GN Applicant: Passmore	The Town Council has no reason to object to this application.
Application No: W/23/1284 LB Description: Proposed raise head height of existing bathroom door Address: Tudor Cottage, 2 Castle Green, Kenilworth, CV8 1NE Applicant: Mrs Astling	Members had no reason to object to this application subject to the Conservation Officer's review and comments.
Application No: W/23/1286 Description: Demolition of existing outbuilding. Erection of two storey side extension and 2no. air source heat pumps. Address: Summerville Manor, 120A Rouncil Lane, Kenilworth, CV8 1FP Applicant: Thadwal	The Town Council has no reason to object to this application.
Application No: W/23/1288 LB Description: Proposed replacement window film graphic to existing glass and replacement of non-illuminated stainless steel signage to the existing front and side entrances. Address: Bank Gallery, 13 High Street, Kenilworth, CV8 1LY Applicant: Mr David Rogers	The Town Council has no reason to object to this application.
Application No: W/23/1291 Description: Proposed replacement window film graphic to existing glass and replacement of non-illuminated stainless steel signage to the existing front and side entrances. Address: Bank Gallery, 13 High Street, Kenilworth, CV8 1LY Applicant: Mr Rogers	The Town Council has no reason to object to this application.
Notification No: W/23/1297	The Town Council has no reason to object to this application.

Description: Application for Prior Approval for proposed change of use from Commercial Business (Use Class E) to Dwellinghouse (Use Class C3). Address: Greville House, 11 Abbey Hill, Kenilworth, CV8 1LU Applicant: Mrs Diana Downes	
Application No: W/23/1318 Description: Erection of a single storey outbuilding Address: Mayfield, Glasshouse Lane, Kenilworth, CV8 2AL Applicant: Mr&Mrs Stone	Whilst having no reason to object, Members asked for a condition to be imposed ensuring the development was used in conjunction with the main house. Members were further concerned about the multiple applications for this development and asked Officers to check what current permission applied to the building work already underway.
Application No: W/23/1327 Description: Proposed installation of 3 No. Air Conditioning units to existing second floor internalised flat roof and localised internal surface mounted pipework to wall mounted units. Address: Bank Gallery, 13 High Street, Kenilworth, CV8 1LY Applicant: Mr D Rogers	Whilst having no reason to object, Members asked Officers to ensure an Environmental Health Report was obtained.
Application No: W/23/1328 LB Description: Listed Building Consent for proposed installation of 3 No. Air Conditioning units to existing second floor internalised flat roof and localised internal surface mounted pipework to wall mounted units. Address: Bank Gallery, 13 High Street, Kenilworth, CV8 1LY Applicant: Mr D Rogers	Whilst having no reason to object, Members asked Officers to ensure an Environmental Health Report was obtained.
Application No: W/23/1358 Description: Construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar Photovoltaics (PV) with co-located Battery Energy Storage System (BESS) at the point of connection, together with associated infrastructure, access, landscaping and cabling (cross boundary application with Solihull Metropolitan Borough Council) Address: Land to North East of Birmingham Road, Kenilworth,	The Town Council has no reason to object to this application, however, Members did comment that they cannot recall nor find any record of a previous consultation with this Council as set out.

Warwick and Land at Meer End, Solihull. Applicant: Mr A Mott	
Application No: W/23/1372 Description: Erection of a single storey rear extension and installation of photovoltaic panels and air source heat pumps. Address: 19 Park Hill, Kenilworth, CV8 2JG Applicant: Mr Peter Reeve	The Town Council has no reason to object to this application.
Application No: W/23/1380 Description: Resurfacing of existing footpaths and creation of new surfaced pathways within the Castle grounds and surrounding landscape to provide improved pedestrian access. Address: Kenilworth Castle, Castle Green, Kenilworth, CV8 1NE Applicant: English Heritage	The Town Council SUPPORT this application. Members welcomed improved accessibility to the Castle along with the sympathetic pathways being created.
Application No: W/23/1438 LB Description: Listed building consent for display of replacement signs to include: 1no. illuminated projecting sign, 2no. non illuminated roundels and 2no. illuminated menu cases Address: EGO, 29 The Square, Kenilworth, CV8 1EF Applicant: EGO	The Town Council has no reason to object to this application.

P.78 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. There were no matters arising which required Town Council representation.

The Chair reported on her recent attendance at the WDC Planning Committee meeting concerning application W/22/1228. This application has been REFUSED on the basis the development is contrary to Policies BE1 and TC1 of the Warwick District Local Plan and Policy KP13 of the Kenilworth Neighbourhood Plan. There were also concerns over adequate parking provision.

P.79 APPEALS - DECISIONS AND NOTIFICATIONS

Application No: W/23/0458

Description: Proposed 2 storey front and rear extension with porch and new detached garage.

Address: 101 Windy Arbour, Kenilworth, Warwickshire CV8 2BJ

Applicant: Mr & Mrs Smethurst

This appeal was REFUSED due to the effect on the character and appearance of the area and the effect on the living conditions of the occupants with regards to outlook.

P.80 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

None.

(3) Others

Application No: W/23/1074

Description: 90mm EPS boards to be installed externally on the property

Address: 13 Arthur Street, Kenilworth, CV8 2HF

Applicant: IZ Energy

This application was amended to alter the external render finish to match other properties within the street. KTC did not previously object to this application. After consultation with the Chair of this Committee and, due to a tight deadline for approval, KTC's previous comment was maintained. WDC Officers have approved this application.

P.81 CORRESPONDENCE & SPECIAL MATTERS

(i) CONSULTATION - Draft Net Zero Carbon SPD - October 2023

The Chair reported that the Council had received an email from WDC as follows:

Warwick District Council is at an advanced stage in the production of the Net Zero Carbon Development Plan Document (DPD). This document addresses climate change and sustainable construction in more detail than policies contained in the current Warwick District Local Plan 2011-2029.

To implement the policies in the Net Zero Carbon DPD, it was considered desirable to provide further guidance and advice in the form of a Supplementary Planning Document (SPD). The need for this SPD was identified in a Cabinet report dated 10th August 2022. The SPD will not contain any new policies but will provide further advice and guidance to applicants and relevant stakeholders on how to comply with the DPD policies.

The draft Net Zero Carbon SPD is now subject to a six-week statutory consultation starting from Wednesday 18 October to Wednesday 29 November 2023.

This will be formally included on the agenda for KTC Planning Committee Meeting on 9 November 2023 for the preparation of a response, and the Deputy Town Clerk will circulate the online link to Members in advance of this meeting.

Members NOTED this update.

(ii) W/23/0051 - Hobournes, Upper Spring Lane, Kenilworth, CV8 2JR

The Chair reported that a Construction Management Plan (CMP) has been submitted on the above application relating to the discharge of Condition 3 at the above site. This has been shared with us by WDC with a query as to whether this discharges the Condition. The Chair advised that the Planning Committee did not register any reasons for objections when this application or the original application was made and it was therefore suggested a response is provided along these lines stating we have no concerns. Members were in agreement with this.

(iii) 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 advised this had been requested following the last meeting, however, no response had been received and this would be followed up.

P.82 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **at 7pm on Thursday 9 November 2023.**

The meeting concluded at 9:41pm.

Signed:

Dated: