

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9:23pm, on Thursday 30 November 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.

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

P.93 APOLOGIES

Cllr Z Leventhal, A Marsh, A Milton and R J S Minto

P.94 DECLARATIONS OF INTEREST

K Dickson	W/23/1683	Applicant known	Personal
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A Dearing	W/23/1676	Applicant known	Personal
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P.95 MINUTES

The Minutes of the Planning Committee held on 9 November 2023 were moved, seconded, and approved.

P.96 MATTERS ARISING

None

NEW MATTERS

P.97 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/23/1479	Whilst not submitting a direct objection, Members wish to

Description: Retrospective application for Change of Use from Use Class E(b) Café to Sui Generis Hot Food Takeaway, including consumption of food on the premises. Retrospective application for installation of kitchen extraction flue. Address: 83 Albion Street, Kenilworth, CV8 2FY Applicant: Albion Street Kitchen	support the holding objection from the Safer Communities, Leisure, and Environment Officer. There are concerns of odour and noise nuisance in such close proximity to residents. Members were also concerned with the size of the extraction flue and how this affects the visual amenity of the area.
Application No: W/23/1494 Description: Replacement of an pre-existing flat roof and the addition of a balustrade to form a roof terrace. Address: 4 Crackley Crescent, Coventry Road, Kenilworth, CV8 2FF Applicant: Mr Thomas	Members wish to OBJECT to this application on the basis it is contrary to section 8 of the Residential Design Guide. Members were concerned about the risk of overlooking for the immediate neighbours, along with any noise nuisance impact.
Application No: W/23/1550 Description: Retrospective application for the erection of single-storey rear garden green oak gazebo Address: 7 Upper Rosemary Hill, Kenilworth, CV8 2PA Applicant: Mr Liguori	The Town Council has no reason to object to this application.
Application No: W/23/1573 Description: Replacement "half-way house" building (Resubmission of W/22/0164). Address: Club House, Kenilworth Golf Course, Crewe Lane, Kenilworth, CV8 2EA Applicant: Kenilworth Golf Club Ltd	The Town Council has no reason to object to this application.
Application No: W/23/1596 Description: Erection of single storey rear extension Address: 7 Raglan Grove, Kenilworth, CV8 2NH Applicant: Mr Steel	The Town Council has no reason to object to this application.
Application No: W/23/1626 Description: Application for Variation of Condition 8 of planning permission W/18/1372 (Erection of a four bedroom dwelling with associated amenity and parking) to allow for amendments to boundary treatments and landscaping.	Members wish to OBJECT to this application on the basis the revised design does not achieve a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

Address: The Corner House, Crackley Hill, Coventry Road, Kenilworth, CV8 2EE Applicant: Avon Construction (Midlands) Ltd	
Application No: W/23/1592 Description: Erection of single storey front extension and two storey side extension Address: 23 Cashmore Road, Kenilworth, CV8 2SJ Applicant: Hughes & Edge	The Town Council has no reason to object to this application.
Application No: W/23/1676 Description: Application for Variation of Condition 2 of permission W/21/0397 to allow for amendments to the design, to include: Increased depth of barn to allow for second stable. Address: Hammonds Barn, Purlieu Lane, Kenilworth Applicant: Dr Alan Malik	Members wish to OBJECT to this application on the basis the revised design does not constitute a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029. Members were concerned with the added complication this development is within the greenbelt, and thus the openness of the area will be compromised by the increase in size of the development. NOTE – Cllr A Dearing did not participate in the discussion of this item.
Application No: W/23/1683 Description: Demolition of existing conservatory and replacement with rear extension Address: 15 Guy Road, Kenilworth, CV8 1FY Applicant: Mr & Mrs Wignall	The Town Council has no reason to object to this application.

P.98 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. In respect of the agenda applications listed above, Councillor P Jones was nominated and agreed to represent the Town Council's objection to Application No: W/23/1494 - Replacement of an pre-existing flat roof and the addition of a balustrade to form a roof terrace at 4 Crackley Crescent, Coventry Road, Kenilworth, CV8 2FF.

Councillor A Chalmers was nominated and agreed to represent the Town Council's objection to Application No: W/23/1626 - Application for Variation of Condition 8 of planning permission W/18/1372 (Erection of a four bedroom dwelling with associated amenity and parking) to allow for amendments to boundary treatments and landscaping at The Corner House, Crackley Hill, Coventry Road, Kenilworth, CV8 2EE.

Councillor K Dickson was nominated and agreed to represent the Town Council's objection to Application No: W/23/1676 - Application for Variation of Condition 2 of permission W/21/0397 to allow for amendments to the design, to include: Increased depth of barn to allow for second stable at Hammonds Barn, Purlieu Lane, Kenilworth.

P.99 APPEALS - DECISIONS AND NOTIFICATIONS

Application Reference: W/22/1577

Description of development: Installation of a solar farm and battery storage facility with associated infrastructure (re-submission of W/21/2080)

Site Address: Land West of Honiley Road (A4177), Honiley, Kenilworth

Appellant's name: Enso Green Holdings P Limited

The above application has been called in by the Secretary of State after approval by WDC's Planning Committee. KTC had no reason to object to this application. Members agreed they did not wish to add any comment or information to this appeal.

P.100 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None

(2) Withdrawals

None

(3) Others

None

P.101 CORRESPONDENCE & SPECIAL MATTERS

The Chair reminded Members to take care and ensure the accuracy of any declaration of interest that is made in relation to planning applications. An inconsistency has arisen within Minute P.24 and P.64 relating to application W/23/0740. A post meeting note has been added to Minute P.24 correcting this information.

P.102 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 14 December 2023 following the Meeting of the Finance & General Services Committee.**

The meeting concluded at 10:00pm.

Signed:

Dated: