

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9:02pm, on Thursday 14 December 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 Leventhal, A Marsh and A Milton.

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

P.103 **APOLOGIES**

Cllr R J S Minto

P.104 **DECLARATIONS OF INTEREST**

P Jones	W/23/1639	Customer	Personal
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P.105 **MINUTES**

The Minutes of the Planning Committee held on 30 November 2023 were moved, seconded, and approved.

P.106 **MATTERS ARISING**

None

NEW MATTERS

P.107 **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/23/1400 Description: Erection of 3no. dwellings.	Members wish to OBJECT to this proposal. There was concern over the significant loss of mature trees and other biodiversity on the site, with no clear assessment having been carried out, nor

Address: 200 Warwick Road, Kenilworth, CV8 1HU Applicant: Mr Ray Tebb	any evidence presented as to how this loss will be mitigated. Members did not consider this development to be a positive response to the landscape. No energy efficiency measures appear to have been considered for this development contrary to the emerging net zero carbon development plan. Further, Members were concerned about the location of the ingress/egress point onto Warwick Road, requiring vehicles to cross a hatched area of the roundabout. Members asked for the Highways Officer to conduct a site visit to ensure this issue has been properly assessed. These objections were considered material considerations, in contravention of relevant Planning Policy, specifically with respect to the Kenilworth Neighbourhood Plan policies KP13b (General Design Principles), KP20 (Street Trees) and the Warwick District Local Plan policy BE1 b (Layout and Design) and NE3 (Biodiversity).
Application No: W/23/1639 Description: Display of 1no. internally illuminated fascia sign, with internally illuminated logo, 1no. internally illuminated projecting hanging sign and 1no. ATM surrounds and decals. Address: 37 Warwick Road, Kenilworth, CV8 1HN Applicant: Nationwide Building Society	The Town Council has no reason to object to this application.
Application No: W/23/1659 Description: Erection of a single storey rear extension and associated landscape works and removal of existing garage. Alterations to existing windows to the side elevation Address: 37 Woodland Road, Kenilworth, CV8 2FJ Applicant: Mr Milner	The Town Council has no reason to object to this application.
Application No: W/23/1703 Description: Retrospective application for the display of 2 no. sales signage boards located along the Leamington Road, at the front of the new development site. Address: Land at Thickthorn, off Leamington Road, Kenilworth Applicant: Persimmon Homes	The Town Council has no reason to object to this application.

Members considered the material reviewed during this meeting. In respect of the agenda applications listed above, Councillor A Milton was nominated and agreed to represent the Town Council's objection to Application No: W/23/1400 - Erection of 3no. dwellings at 200 Warwick Road, Kenilworth, CV8 1HU.

P.109 APPEALS - DECISIONS AND NOTIFICATIONS

None

P.110 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/23/1131

Description: Variation of conditions 2 and 3 on application W/21/2132 to change the design and materials of the proposals at 22-24 Bridge Street, Kenilworth, CV8 1BP.

WDC Officers have REFUSED this application on the basis that the proposal would cause less than substantial harm to the significance of the conservation area by reason of introducing materials that would be out of character with the immediate locality of conservation area and introducing features that are unsympathetic to the historic building. No public benefits have been identified to outweigh this harm.

KTC had no reason to object.

(2) Withdrawals

None

(3) Others

Cllr N Eaton reported on Application W/23/0415 which was before WDC Planning Committee this evening. The Application has been REFUSED by WDC Planning Committee due to non compliance with the emerging net zero carbon development plan. KTC objected to this application.

P.111 CORRESPONDENCE & SPECIAL MATTERS

The Chair reported that we had received email communication from WDC Planning Officer on application W/23/1494 – Crackley Crescent, asking if this Committee's objection would be withdrawn if amended plans featuring screening walls on both sides of the balcony are reconsulted on. After a brief discussion, Members agreed to withdraw their objection if a re-consultation took place on those terms.

P.112 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 11 January 2024 following the Meeting of the Town Council.**

The meeting concluded at 9:23pm.

Signed:

Dated: