

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9:07pm, on Thursday 11 January 2024

PRESENT: Councillor K S Dickson (in the Chair)

Councillors: D A T Bailey, A Chalmers, A M Dearing, P J Jones, Z Leventhal, A Marsh and A Milton.

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

1 Member of the public was present.

P.113 APOLOGIES

Cllrs N A Eaton and R J S Minto.

P.114 DECLARATIONS OF INTEREST

None.

P.115 MINUTES

The Minutes of the Planning Committee held on 14 December 2023 were moved, seconded, and approved.

P.116 MATTERS ARISING

None

NEW MATTERS

P.117 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/23/1684	Whilst having no reason to object, Members asked Officers to ensure compliance with the 45 degree rule.

Description: Demolition of existing conservatory with replacement single storey extension to rear Address: 220 Warwick Road, Kenilworth, CV8 1FD Applicant: MR M PATEL	
Application No: W/23/1726 Description: Application for approval of reserved matters for Phase 2 (revised) Residential Development of 143 dwellings, Public Open Space and ancillary infrastructure relating to appearance, landscaping, layout and scale in pursuance of hybrid planning permission W/20/2020. Address: Land of Thickthorn, Kenilworth Applicant: Stantec	Members OBJECTED to this proposal on the basis properties being constructed in the far eastern corner of the site next to the A46 are situated in the most polluted area of the site. Members ask for the amenity of residents in this area in relation to noise and air pollution be a specific consideration for the Environmental Health Officer. A report focussing on this area of the site does not yet appear to be available for this application. Members made additional specific comments as follows: Members recognised and praised the additional greenspace afforded to this phase in accordance with the development brief, however, there was a strong desire to avoid previous s278 mistakes which have occurred on neighbouring sites along the East of Kenilworth development. <u>Spine Road</u> - The sequence of works should prioritise the spine road being completed before any properties are occupied on the development. Members sincerely urged the developers and Highways Agency to focus on building the relevant infrastructure to prevent traffic chaos on surrounding roads, particularly Birches Lane and the St John's gyratory. - If the spine road cannot be completed prior to occupation, it is vital that a pedestrian crossing is installed on Birches Lane under a s278 agreement to enhance traffic control and the safety of pedestrians. - There is a lack of information and detail relating to the junction of the spine road and Leamington Road. Being a main entry and exit route to the town, it is important that detail of this is shared and Members have the opportunity to comment on this. No information is available on how the cycle crossing there will be arranged. The Town Council will also be making direct contact with the Highways Agency on the above points. <u>Local Centre re-location</u> - Members were dismayed to learn that the Local Centre had permanently been relocated from the far eastern corner of the site (to a more central location outside of this phase of development) and replaced with housing. Previous advice given was that the location would be flexible and not set at outline planning stage. This raises significant and valid concerns from residents in Thickthorn Close, however, for the purposes of this application,

	focused consideration needs to be given to the properties being constructed in its place. <u>Other Elements</u> - Members fully support the comments from the WCC Rights of Way Team ensuring that Rocky Lane remains open and accessible to the public during construction works. - There is no indication of bicycle racks being situated next to the proposed LEAP areas and we would ask that cycle storage is provided for destinations on the cycle routes. - The location of substations is unclear. - The shared path on the eastern side ought to properly connect to and cross over the spine road to meet the cycle path. - There is no sustainability and energy statement provided. - The allocation of allotments relevant to this site should be confirmed. The above objections were considered material considerations, in contravention of relevant Planning Policy, the Warwick District Local Plan BE3 (Amenity), and the Kenilworth Neighbourhood Plan section KP13 (General Design Principles). The above comments were made following consideration of the Kenilworth Neighbourhood Plan sections KP4 (Land East of Kenilworth), KP8 (Traffic), KP9 (Cycle Routes), 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), Strategic Policy DS3 (Supporting Sustainable Communities) and also the WDC Climate Emergency Declaration.
Application No: W/23/1731 Description: Replace conservatory with single storey rear extension Address: 22 Southbank Road, Kenilworth, CV8 1LA Applicant: JNS Architectural Ltd	The Town Council has no reason to object to this application.
Application No: W/23/1772 AG Description: Prior approval notification for new access to existing farm. Address: Fernhill Farm, Rouncil Lane, Kenilworth, CV8 1NN Applicant: Mr Alan J L Cockburn	This application was decided prior to KTC Planning Committee meeting.
Application No: W/23/1800 Description: Proposed erection of a Garage	Whilst having no reason to object, Members asked Officers to ensure the development was solely used in conjunction with the main property.

Address: 11 Manor Road, Kenilworth, CV8 2GJ Applicant: Mr Paul Bain	
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P.118 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/23/1726 - Application for approval of reserved matters for Phase 2 (revised) Residential Development of 143 dwellings, Public Open Space and ancillary infrastructure relating to appearance, landscaping, layout and scale in pursuance of hybrid planning permission W/20/2020 at Land of Thickthorn, Kenilworth.

P.119 APPEALS - DECISIONS AND NOTIFICATIONS

None

P.120 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/23/1164

Description: Part demolition of existing bungalow and erection of 1.5 storey extension and associated landscaping

Address: The Spinney, 1 Thickthorn Close, Kenilworth, CV8 2AF

Applicant: Mrs Garner

This application was refused by WDC Planning Officers on the basis the proposed development would be out of character with the established street scene, not subservient to the original dwelling, and would reduce the openness of a corner plot contrary to Policy BE1 of the Warwick District Local Plan, Policy KP13 of the Neighbourhood Plan and the Residential Design Guide SPD.

KTC had no reason to object but raised concerns about the symmetry of the bungalows either side of the entrance to the Close, and the loss of biodiversity.

(2) Withdrawals

None

(3) Others

Application No: W/23/1772 AG

Description: Prior approval notification for new access to existing farm.

Address: Fernhill Farm, Rouncil Lane, Kenilworth, CV8 1NN

Applicant: Mr Alan J L Cockburn

This application was REFUSED by WDC Planning Officers on 5 January 2024 prior to KTC consideration. This was on the basis the application requires Planning Permission rather than Prior Approval.

P.121 CORRESPONDENCE & SPECIAL MATTERS

- (i) The Chair reported that the WDC Probity in Planning document has been approved. This is based on the Local Government Association and Planning Advisory Service Probity in Planning guide. It clarifies how Councillors can get involved in planning discussions on plan making and on applications, on behalf of their communities in a fair, impartial and transparent way. The Chair reported that this also includes guidance and advice on declarations of interest and interaction with developers.
- (ii) The Chair reported on the delay in WDC's net zero carbon DPD being finalised due to new government initiatives. A statement was shared from the Portfolio Holder for Climate at WDC.

P.122 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 1 February 2024 following the Meeting of the Finance & General Services Committee.**

The meeting concluded at 9:52pm.

Signed:

Dated: