

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7:00pm, on Thursday 21 March 2024

PRESENT: Councillor K S Dickson (in the Chair)

Councillors: D A T Bailey, A M Dearing, N A Eaton, P J Jones, Z Le-venthal, A J G Marsh and A Milton.

Deputy Town Clerk: Miss G Honey

P.143 APOLOGIES

Cllrs A Chalmers and R Minto

P.144 DECLARATIONS OF INTEREST

K Dickson	W/24/0129	Close Neighbour	Prejudicial
A Dearing	W/24/0129	Applicant known-Friend	Personal
N Eaton	W/24/0246	Employee Known	Personal
P Jones	W/24/0246	Member of KTSC	Personal
A Dearing	W/24/0246	Member of KTSC	Personal

P.145 MINUTES

The Minutes of the Planning Committee held on 29 February 2024 were moved, seconded, and approved.

P.146 MATTERS ARISING

None

NEW MATTERS

P.147 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/24/0045	The Town Council has no reason to object to this application.

Description: 1x Scout and Guide Flagpole Advertisement; 1x Totem Welcome Sign for Everyone Active (to be located at the entrance to the main car park area); 2x (Fascia) Scout and Guide Logos (to be located on the building frontage of the Scout and Guide Centre); and 4x Wayfinding Signposts (to provide directions to the various facilities in the area); 3x Fascia Signs reading 'Entrance', 'Castle Farm Sports Centre' and 'Kenilworth Scout & Guide Centre' respectively which are already in situ (located on the building frontage of the Scout and Guide Centre). Address: Castle Farm Leisure Centre, Fishponds Road, Kenilworth, CV8 1EY Applicant: Warwick District Council	Members welcomed the new wayfinding signs and their link with our local design guide.
Application No: W/24/0088 Description: Erection of single and two storey rear extension, first floor extension over side garage and amend flat roof to hipped roof to front porch. Address: 9 Caesar Road, Kenilworth, CV8 1DL Applicant: C Jones	The Town Council has no reason to object to this application.
Application No: W/24/0115 Description: Erection of 2no. one bed apartments. Address: 8 Queens Road, Kenilworth, CV8 1JQ Applicant: Grindrod	Members wish to OBJECT to this application. It was felt the development would amount to massing on the site and have an incongruous effect on the street scene which has regular spaced and similar sized housing. Members were also concerned about a lack of car parking or cycle parking facilities. By way of comment, Members noted the lack of measurements on the site plans. The above objections were considered material considerations, in contravention of relevant Planning Policy, the Kenilworth Neighbourhood Plan section KP12 Parking Standards, KP13(b) (f) and (g) General Design Principles.
Application No: W/24/0123 Description: Erection of a single storey side extension, loft conversion with associated dormer and erection of double garage.	The Town Council has no reason to object to this application.

Address: 36 Newfield Avenue, Kenilworth, CV8 2AU Applicant: Ms Lily Jones	
Application No: W/24/0129 Description: Erection of two storey wrap-around side and rear extension and single storey rear extension Address: 2 Barrow Road, Kenilworth, CV8 1EH Applicant: Krskova	The Town Council has no reason to object to this application. (Note – Cllr K Dickson left the room whilst this item was discussed)
Application No: W/24/0189 Description: Erection of single storey front extension Address: 1 Mercia Avenue, Kenilworth, CV8 1EU Applicant: Mr & Mrs Hunt	The Town Council has no reason to object to this application.
Application No: W/24/0206 LB Description: Replacement of existing second floor roof window with a fire escape roof window. Address: 34 Castle Hill, Kenilworth, CV8 1NB Applicant: Mr Toor	The Town Council has no reason to object to this application.
Application No: W/24/0235 LB Description: Display of signage and associated lighting to include 1no trough lit hanging sign, 1no flood lit written text 'The Lion', 4no. Swan Neck tube lights, 1no. slimline floodlight, 1no. non illuminated amenity board, 1no. flood lit written text 'The Lion' and pub logo, 1no. non illuminated written text 'Welcome'. Address: The Lion, 35 Warwick Road, Kenilworth, CV8 1HN Applicant: Greene King	The Town Council has no reason to object to this application.
Application No: W/24/0238 Description: Display of signage and associated lighting to include 1no trough lit hanging sign, 1no flood lit written text 'The Lion', 4no. Swan Neck tube lights, 1no. slimline floodlight, 1no. non illuminated amenity board, 1no. flood lit written text 'The Lion' and pub logo, 1no. non illuminated written text 'Welcome'.	The Town Council has no reason to object to this application.

Address: The Lion, 35 Warwick Road, Kenilworth, CV8 1HN Applicant: GREENE KING	
Application No: W/24/0246 Description: Installation of 2no. padel courts and canopy and associated works including fencing, flood lighting, and the erection of a storage shed. Address: Kenilworth Tennis and Squash Club, Crackley Lane, Kenilworth, CV8 2JS Applicant: Kenilworth Tennis, Squash & Croquet Club (KTSCC)	Members wish to SUPPORT this application.
Application No: W/24/0263 Description: Erection of single storey rear extension and alterations to dwellinghouse Address: 5 Faircroft, Kenilworth, CV8 1JT Applicant: Mr Clews	The Town Council has no reason to object to this application.
Application No: W/24/0269 Description: Proposed replacement conservatory at rear of house Address: 56 School Lane, Kenilworth, CV8 2GS Applicant: Mrs R Reeder	The Town Council has no reason to object to this application.
Application No: W/24/0270 Description: Demolition of existing buildings and erection of 55 dwellings and associated works Address: Woodside Conference Centre, Glasshouse Lane, Kenilworth, CV8 2AL Applicant: Vistry Homes	Members wish to OBJECT to this application. Members recognise the similarities between this application and application W/23/0415 on this site of recognised historic property surrounded by green infrastructure. Members wish to fully support the report by the WDC Site Delivery Officer and feel the appropriate weight should be attached to this. Members raised the following specific comments: Housing • It was noted there appears to be only 16% affordable housing on site which does not meet the required 40% in current Planning Policy. Furthermore, these properties are not pepper potted throughout the site. • There is no proven housing need for this additional development on the East side of Kenilworth • It is concerning to note there is an insufficient mix of housing proposed with one bedroom properties below the requirement of the SHMA.

- The quality and design of the houses appear very standard. The recent NPPF introduced the word 'beauty' into such designs. That does not appear to have been considered here, particularly taking into account these properties may be replacing a beautiful heritage asset.

Biodiversity & Sustainability

- Mature trees are to be felled as part of this development. This contravenes the recent WDC biodiversity plan resulting in a loss of biodiversity and tree carbon etc. The existing orchard and overall cultural landscape will be decimated by this development.
- This area was recognised as valuable greenspace within the Land East of Kenilworth Development Brief and it should be left as such. Members do not believe the loss of biodiversity should be offset away from the development due to the significant new housing already surrounding this area.
- There is a historic pond on site which will be a further loss to the area. Its replacement is not considered suitable due to the raised location on another part of the site.

Other Elements

- The provision of greenspace is an issue. If this area is also lost there will be a significant effect on the character of the area set out in the development brief.
- There is limited detail on pedestrian or cycle access in or around the site. This is an opportunity to improve the cycle infrastructure between the new sites to avoid each spine road.
- The proximity of the bin collection point was a long way from the flats proposed.
- A further consultation should be undertaken to fully understand the additional need these houses would bring for services within the town, i.e., GP surgeries and dentists etc. Local circumstances have changed in recent years and any previous consultation can no longer be considered reflective of the current position.
- Members disagreed with the Heritage statement which commented that Woodside was, at best, a heritage asset of low local significance. This was proved incorrect by the significant ongoing local attempts to save this building from demolition.
- A broad statement has been made that retaining the original Woodside building is unviable. Members would like further information on what this has been based on.

The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan sections KP4 (Land East of Kenilworth), KP9 (Cycle Routes), KP13 (General Design Principles), 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), BE3 (Amenity), Strategic Policy DS3 (Supporting Sustainable Communities), HE3 (Locally Listed Historic Assets) and also the WDC Climate Emergency Declaration.
Application No: W/24/0298 Description: Proposed alteration to position of storage containers, including the installation of metal roof sheeting to form covered area and timber cladding to exterior. Existing fencing and gates of compound to be retained. Address: Crackley Hall School Playing Fields, Princes Drive, Kenilworth Applicant: The Princethorpe Foundation	Whilst having no reason to object Members noted some pleasing comments from nearby residents concerning the addition of trees and natural fencing along the site boundary.
Application No: W/24/0306 Description: Erection of two storey front extension; installation of verandah at front; erection of single storey rear extension and alterations to house Address: 31 Thickthorn Close, Kenilworth, CV8 2AF Applicant: Blair Aitken and Rachel Kerr	The Town Council has no reason to object to this application.

P.148 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. In respect of the agenda applications listed above, Councillor K Dickson was nominated and agreed to represent the Town Council's objection to Application No: W/24/0115 - Erection of 2no. one bed apartments at 8 Queens Road, Kenilworth, CV8 1JQ.

Councillor N Eaton was nominated and agreed to represent the Town Council's objection to Application No: W/24/0270 - Demolition of existing buildings and erection of 55 dwellings and associated works at Woodside Conference Centre, Glasshouse Lane, Kenilworth, CV8 2AL.

P.149 APPEALS - DECISIONS AND NOTIFICATIONS

None

P.150 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None

(2) Withdrawals

None

(3) Others

None

P.151 CORRESPONDENCE & SPECIAL MATTERS

None

P.152 NEXT MEETING

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

The meeting concluded at 7:29pm.

Signed:

Dated: