

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7:00pm, on Thursday 2 May 2024

PRESENT: Councillor K S Dickson (in the Chair)

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

Deputy Town Clerk: Miss G Honey

P.163 APOLOGIES

Cllrs A Dearing & R Minto

P.164 DECLARATIONS OF INTEREST

K Dickson	W/24/0404	Applicant Known	Personal
K Dickson	W/24/0414	Neighbour	Personal
K Dickson	W/24/0452	Objector Known	Personal

P.165 MINUTES

The Minutes of the Planning Committee held on 11 April 2024 were moved, seconded, and approved.

P.166 MATTERS ARISING

None

NEW MATTERS

P.167 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

Amended, Deferred or Other Consideration Applications:

<u>Reference</u>	<u>COMMENT</u>
Application No: W/23/1726 Description: Application for approval of reserved matters for Phase 2 (revised) for residential Development of 144 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	Members wish to maintain their previous OBJECTION to this application in full. In addition, Members were very concerned to see the spine road had been removed from this application. If properties are occupied prior to completion of the spine road, this will cause an inordinate amount of pressure on the already busy road network around Glasshouse Lane. Members therefore wish to OBJECT to the impact of amenity to existing residents in and around Glasshouse Lane and Birches Lane. There will be a large increase in traffic movements in the area which the town is not equipped to cope with. Members urged Officers to learn lessons

Applicant: Stantec	from previous developments. Members also wished to comment that they couldn't identify any plan for biodiversity net gain for the development. 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 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/24/0045 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	The Town Council has no reason to object to this application.

New applications:

It was RESOLVED that:

Warwick District Council (WDC) be advised as stated in respect of the following applications:

Application No: W/23/1820 Description: Demolition unstable existing garage in rear garden and	The Town Council has no reason to object to this application.
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rebuild as an outbuilding. The new garage will be same door size and same height, same shape. Address: 21 Clarendon Road, Kenilworth, CV8 1HZ Applicant: Mr Dan Cahill	
Application No: W/24/0221 Description: Erection of first floor side extension, single storey rear extension and front porch. Address: 41 Mayfield Drive, Kenilworth, CV8 2SW Applicant: Mr Andrew Greenway	Whilst having no reason to object, Members wished to draw Officers attention to neighbouring comments. Members also considered a site visit by the Officers may be appropriate to fully assess the neighbours objection.
Application No: W/24/0313 Description: Erection of first floor extension and two storey rear extension; alterations to house Address: 34 Moseley Road, Kenilworth, CV8 2AQ Applicant: Mr D Wright	The Town Council has no reason to object to this application.
Application No: W/24/0404 Description: Removal of existing garage to side and creation of side and rear single storey extension and basement to rear. Address: 27 Dalehouse Lane, Kenilworth, CV8 2HW Applicant: Revd and Mrs Perryman	Whilst having no reason to object, Members asked Officers to check any increased flood risk to the property from the nearby Brook.
Application No: W/24/0414 Description: External alterations to house Address: 10A Barrow Road, Kenilworth, CV8 1EH Applicant: Ms Swan	The Town Council has no reason to object to this application.
Application No: W/24/0418 Description: Erection of single storey at front and at rear of house; alterations to house Address: 41 Common Lane, Kenilworth, CV8 2ER Applicant: Mr Dave Tranter & Nicola Oller	The Town Council has no reason to object to this application.
Application No: W/24/0430 Description: Variation of Condition 2 (approved plans) of planning permission ref: W/23/0975 (Erection of single and two storey rear	Members wish to OBJECT to this application on the grounds of a loss of amenity to neighbouring properties. The above objections were considered material considerations, in contravention of relevant Planning Policy, the Warwick District

extension and loft conversion to create store and hobby room) to reflect amendments to the proposed rear gable. Address: 230 Warwick Road, Kenilworth, CV8 1FD Applicant: Mr John Moorhouse	Local Plan BE3 (Amenity), and the Kenilworth Neighbourhood Plan section KP13 (General Design Principles).
Application No: W/24/0487 Description: Display of 1no. halo-illuminated fascia sign. Address: Talisman Theatre, Barrow Road, Kenilworth, CV8 1EG Applicant: Talisman Theatre	The Town Council has no reason to object to this application.
Application No: W/24/0506 Description: Display of 2no. internally-illuminated fascia signs and 1no. internally-illuminated menu board. Address: 1 Abbey End, Kenilworth, CV8 1QH Applicant: Loungers UK Ltd	The Town Council has no reason to object to this application.
Application No: W/24/0509 Description: Demolition of external boundary wall and post. Replacement of a timber post. Address: 37 Fieldgate Lane, Kenilworth, CV8 1BT Applicant: Mrs Eleanor Connolly	Whilst having no reason to object, Members asked for materials to match the existing house frontage and deferred to any comments received from the Conservation Officer.

P.168 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. In respect of the agenda applications listed above, Councillor A Marsh 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) for residential Development of 144 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.

Councillor A Marsh was also nominated and agreed to represent the Town Council's objection to Application No: W/24/0430 - Variation of Condition 2 (approved plans) of planning permission ref: W/23/0975 (Erection of single and two storey rear extension and loft conversion to create store and hobby room) to reflect amendments to the proposed rear gable at 230 Warwick Road, Kenilworth, CV8 1FD.

P.169 APPEALS - DECISIONS AND NOTIFICATIONS

Address of site to which the appeal relates: The Spinney, 1 Thickthorn Close, Kenilworth, CV8 2AF

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

Appellant's name: Mrs Garner

Appeal reference number: APP/T3725/D/24/3337601

Appeal Start Date: 17/04/2024

An appeal has been made to the Secretary of State against the decision of Warwick District Council to refuse planning permission (Ref. W/23/1164).

P.170 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

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 south of Birmingham Road, Kenilworth, Warwick and Land at Meer End, Solihull.

Applicant: Mr A Mott

Planning permission has been REFUSED by WDC Officers due to the proposal representing inappropriate development which is harmful by definition and by reason of harm to openness. The application also fails to adequately demonstrate that the development would not conflict with a further purpose of including land within Green Belt, namely assisting in urban regeneration.

KTC had no reason to object.

Application Number: W/23/1829

Address: 27 Finham Road, Kenilworth, CV8 2HY

Proposal: Installation of an Air Source Heat Pump of the following dimensions to the front of the application property: depth 0.64m, width 1.38m, height 0.87m.

This application was REFUSED by WDC Officers on the basis the pump will be incongruous to the streetscene.

KTC had no reason to object.

(2) Withdrawals

None

(3) Others

Application No: W/24/0011

Description: Erection of a balcony to the rear of the application property

Address: Lindsview, 43a High Street, Kenilworth, CV8 1LY

Applicant: M Hier

KTC OBJECTED to this application. Notice was received from WDC Officers that the application was subject to significant amendments.

The first amendment relates to the removal of the glazing from the balcony, with this now replaced by cast iron railings that will be similar in appearance to the existing boundary of the

property. Secondly, the depth of the proposed balcony has been reduced so that it is set closer to the house and to the existing balcony line. Consequently, these amendments are considered to have addressed the concerns that have been raised within both your consultation response and the response from our conservation officer.

Following receipt of these amended plans the conservation officer has commented as follows:

“In regards to this, as the balcony has been reduced in depth, setting the terrace away from Abbey Fields and much closer to the line of the house, and as the railings will align with the existing balcony, I would consider my previous concerns to have been addressed and the impact to be neutral”.

WDC Officers have therefore considered the KTC objection to have been addressed and a decision made under delegated powers to grant this application.

P.171 CORRESPONDENCE & SPECIAL MATTERS

The Chair advised for information purposes the Net Zero Carbon Development Plan Document (DPD) has received approval from the government’s planning inspector.

The policy will be considered by Cabinet on 15 May 2024, who will then determine whether to put it forward for formal adoption by the Council.

P.172 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 23 May 2024 following the Meeting of the Finance & General Services Committee.**

The meeting concluded at 7:45pm.

Signed:

Dated: