

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8:44pm, on Thursday 13 June 2024

PRESENT: Councillor K S Dickson

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

Town Clerk: Miss M Field
Deputy Town Clerk: Miss G Honey

P. 185 APOLOGIES

Cllr A Dearing.

P.186 DECLARATIONS OF INTEREST

K Dickson	W/24/0637	Applicant Known	Personal
A Marsh	W/24/0146	Member of KMAT	Pecuniary

P.187 MINUTES

The Minutes of the Planning Committee held on 23 May 2024 were moved, seconded, and approved.

P.188 MATTERS ARISING

None

NEW MATTERS

P.189 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/24/0084	The Town Council has no reason to object to this application.

Description: Erection of first floor side extension Address: 35 Garlick Drive, Kenilworth, CV8 2TT Applicant: Mr Angus	
Application No: W/24/0146 Description: Variation of condition 24 (Restriction on hours of use of astroturf sports pitches) to enable Pitch 1 to be used 08:00-21:00 Monday to Fridays and 09:00-18:00 on Saturday, Sundays and Bank/Public Holidays. Original description of development 'Application for variation of condition 3 (approved plans) of planning permission W/19/0655 (Demolition of two residential properties and a collection of farm buildings, and erection of a two to three storey secondary school sixth form building and a single storey facilities management building, with associated access and egress from Glasshouse Lane, parking spaces for cars, school buses, bicycles, internal drop-off zones, sports pitches, landscaping and auxiliary outbuildings) for the revision of the external design and appearance of the school building together with information to re-word conditions to be in accordance with submitted details in lieu of pre-commencement conditions. Address: Kenilworth School and Sixth Form, Glasshouse Lane, Kenilworth, CV8 2AL Applicant: Kenilworth Multi Academy Trust	Members wish to SUPPORT this application and welcome the further availability of community facilities.
Application No: W/24/0311 Description: Comprehensive refurbishment of the existing building. Demolition of two 1960's extensions and side porch. Erection of two storey side and rear extension. Internal and external alterations including amendments to fenestration to the main dwelling and the coach house. Address: 64 High Street, Kenilworth, CV8 1LZ Applicant: Mr C Taylor	Whilst having no reason to object, Members asked Officers to consider energy efficiency measures and relevant policies in light of the Net Zero DPD. Members welcomed a sympathetic refurbishment and the detail provided in the heritage statement.

Application No: W/24/0312 LB Description: Comprehensive refurbishment of the existing building. Demolition of two 1960's extensions and side porch. Erection of two storey side and rear extension. Internal and external alterations including amendments to fenestration to the main dwelling and the coach house. Address: 64 High Street, Kenilworth, CV8 1LZ Applicant: Mr C Taylor	Whilst having no reason to object, Members asked Officers to consider energy efficiency measures and relevant policies in light of the Net Zero DPD. Members welcomed a sympathetic refurbishment and the detail provided in the heritage statement.
Application No: W/24/0441 Description: Erection of single storey front and two storey side extension. Address: 17 Caesar Road, Kenilworth, CV8 1DL Applicant: Mr J Perkins	The Town Council has no reason to object to this application.
Application No: W/24/0547 LB Description: External alternation: Remove silicone render at the gable end, repoint with lime mortar where necessary, lime wash and paint white. Remove concrete render from ground floor wall adjacent to Richards Close, repoint with lime mortar where necessary, lime wash and paint white. Address: 1A Richards Close, Kenilworth, CV8 2QN Applicant: Mr Michael Penlington	The Town Council had no reason to object to this application subject to the Conservation Officer's comments.
Application No: W/24/0613 Description: Remodelling of existing bungalow with the erection of a single storey rear and front extensions, additional storey, alterations to the external finishes and erection of new timber fencing above south west brick boundary wall. Address: 34 Southbank Road, Kenilworth, CV8 1LA Applicant: Mr and Mrs Smith	Whilst having no reason to object Members asked Officers to ensure the energy statement fully complied with the Net Zero DPD. Members regret the loss of another bungalow in the area.
Application No: W/24/0628 Description: Extension to front porch and dormer window with pitched roof	The Town Council has no reason to object to this application.

Address: 13 Jordan Close, Kenilworth, CV8 2AE Applicant: Mrs Lange	
Application No: W/24/0637 Description: Alteration to existing side window. Conversion of garage to habitable room (part retrospective). Address: The Byre, Wootton Grange, Warwick Road, Kenilworth, Warwick, CV8 1FE Applicant: Mr Nicol	The Town Council has no reason to object to this application.
Application No: W/24/0656 Description: Application for Variation of Condition 2 (approved drawings) of planning permission ref. W/23/0074 (Erection of single storey front extension to existing porch) for enlarged proposed porch extension with 2no. rooflights and amendments to fenestration. Address: The Highfield, 4 Barrowfield Lane, Kenilworth, CV8 1EP Applicant: MRS CROSSAN	The Town Council has no reason to object to this application.
Application No: W/24/0664 Description: Installation of replacement and new plant equipment with associated works in service area and on main roof. Address: Sainsburys Supermarket, Warwick Road, Kenilworth, CV8 1HH Applicant: Sainsbury's Supermarkets Ltd	Whilst having no reason to object, Members asked Officers to ensure that monitoring of the noise from the plant is made, and the measures put in place prevent neighbours being affected by any noise nuisance.

P.190 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. There were no items which required Members attendance.

The Chair advised that Application: W/23/1726 - Land of Thickthorn, Kenilworth is being heard at WDC Planning Committee on Tuesday 18 June 2024 following deferral in May.

This is in addition to Application: 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 amend design of proposed rear gable at 230 Warwick Road, Kenilworth, CV8 1FD.

P.191 APPEALS - DECISIONS AND NOTIFICATIONS

The Chair advised that we had received an appeal notification for:

Site Address: Surface Car Park, Talisman Square, Kenilworth, CV8 1JB
Description of development: Mixed use development comprising 670sq.m of Class E Floorspace at ground level, with 43 residential units over.
Application Reference: W/22/1228
Appellant's name: Cobalt Estates (Kenilworth) Limited
Appeal reference: APP/T3725/W/24/3342803
Appeal start date: 11/06/2024

Members wished to expand on their previous objection to this application. Cllrs Z Leventhal and K Dickson were nominated and agreed to draft further representations to bring to the next meeting on 4 July 2024 for approval, prior to submission by the deadline of 16 July 2024.

P.192 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/23/0998

Description: Installation of solar panels and timber cladding to garage. Installation of wooden gates to front boundary.

Address: Purlieu Gate Cottage, Purlieu Lane, Kenilworth, CV8 1PQ

Applicant: Mr J Dearing

This application was REFUSED by WDC Officers on the basis the solar panels and cladding would be a visually intrusive addition to the conservation area and nearby heritage assets.

KTC had no reason to object.

Application No: W/23/0055

Description: Partial retrospective application for the retention of an existing 1.8m high security fence along Crewe Lane; erection of a 1.8m high security fence around the remaining boundary of the site.

Address: South Crest Arboretum, Crewe Lane, Kenilworth, CV8 2DG

Applicant: Premier Garden Centre

This application was REFUSED by WDC Officers on the basis the enclosure proposed by reason of its height, design and position is considered to be visually prominent and introduce a harmful urbanising impact to the streetscene. The development is therefore not considered to be sympathetic to the verdant character of the area.

KTC had no reason to object.

(2) Withdrawals

None

(3) Others

None

P.183 CORRESPONDENCE & SPECIAL MATTERS

- (i) The Chair advised we had received notice of Coventry City Council Planning Policy Consultations - Homes in Multiple Occupation (HMO) Development Plan Document (DPD) Main Modifications, with comments due by 22 July 2024.

A brief debate ensued, however, Members agreed it was not necessary to comment on this consultation due to the limited impact on the town.

- (ii) The Chair asked Members to confirm their interest to undertake planning training via WALC which has now been set for 11 July 2024. Cllrs K Dickson, Leventhal, Bailey, Jones and Marsh confirmed they would be interested in attending. The office staff will share with all Members of the Town Council to gauge further interest before making a booking.

P.194 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 4 July 2024 at 7pm.**

The meeting concluded at 9:26pm.

Signed:

Dated: