

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 21:10pm, on Thursday 25 July 2024

PRESENT: Councillor K S Dickson

Councillors: D A T Bailey, A Dearing, N Eaton, P Jones, Z Leventhal, A Marsh, A Milton, R Minto and J Payne.

Town Clerk: Miss M Field

P. 205 APOLOGIES

None.

P.206 DECLARATIONS OF INTEREST

None.

P.207 MINUTES

The Minutes of the Planning Committee held on 4 July 2024 were moved, seconded, and approved.

P.208 MATTERS ARISING

None

NEW MATTERS

P.209 PLANNING APPLICATIONS - WARWICK DISTRICT COUNCIL

Amended, Deferred or Other Consideration Applications:

It was RESOLVED that:

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

<u>Reference</u>	<u>COMMENT</u>
Application No: W/22/1990 Description: Application for approval of reserved matters (appearance, landscaping, layout and scale) for Phase 3 pursuant to hybrid planning permission W/20/2020 to comprise residential development of 291 dwellings including 130 affordable homes and	Members DEFERRED consideration of this application until their next committee meeting on 15 August 2024, pending further questions being raised with the WDC Officer.

12 self-build plots (Use Class C3), local centre (Use Class E and Hot Food Takeaway (sui generis)), spine road, open space and other ancillary and supporting infrastruc- ture. Address: Land at Thickthorn, Ken- ilworth Applicant: Charles Church	
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New applications:

It was RESOLVED that:

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

Application No: W/24/0481 Description: Erection of 2no. de- tached dwellings. Address: 209 Warwick Road, Ken- ilworth, CV8 1FB Applicant: RichSmart Homes Ltd	Members wish to OBJECT to this application. It is considered the site is unsuitable for housing due to its proximity to the railway line and the areas previous flooding risk. The amenity of residents will be impacted. Members were particularly concerned to note the access and egress to the site onto the gyratory. In the absence of evidence that WCC Highways have completed a traffic assessment, Members wish to stress the risk and danger to all road users by creating a new exit onto this road, particularly for pedestrians and cyclists. Members note WCC Highways reference to future potential traffic control, however, no consideration appears to have been given to the safety of this access as a whole, the crossing of lanes on the gyratory or the suitability of the visibility splays. This is evidenced by the response of waste management who cannot collect from the site, requiring residents to take their bins to Warwick Road. The above objections were considered material considerations, in contravention of relevant Planning Policy, the Warwick District Local Plan BE3 (Amenity) and TR1 (Access & Choice).
Application No: W/24/0685 Description: Proposed New Sign- age, New entrance Steps and Can- opy, New entrance doors and glazed screen, replacement entrance steps and privacy screen, new air con external units. Address: Bridge Works, Farmer Ward Road, Kenilworth, CV8 2DH Applicant: Kenilworth Vets	The Town Council has no reason to object to this application.
Application No: W/24/0687	The Town Council has no reason to object to this application.

Description: Erection of single storey rear extension. Address: 19 Tulip Tree Avenue, Kenilworth, CV8 2BU Applicant: MY WORLD PROPERTY INVESTMENT	
Application No: W/24/0757 Description: Demolition of existing flat roof extension, replaced with single & two storey side extensions and two storey rear extension, alterations to existing roof and replacement of existing bay windows to front elevation and covered front porch area. Address: The Gables, 122 Rouncil Lane, Kenilworth, CV8 1FP Applicant: Mr Holden	Whilst having no reason to object, Members wish to ensure, in the absence of any detail on why the viability of PV air source heat pumps or other renewable energy measures were not considered appropriate, that the Net Zero DPD has been complied with. Members also note that the development is already significantly advanced in its build and would like to ensure Officers are aware of this.

P.210 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 Milton was nominated and agreed to represent the Town Council's objection to Application No: W/24/0481 - Erection of 2no. detached dwellings at 209 Warwick Road, Kenilworth, CV8 1FB.

P.211 APPEALS - DECISIONS AND NOTIFICATIONS

(i) **Appeal Decision Ref: APP/T3725/D/24/3343720**
27 Finham Road, Kenilworth, Warwickshire CV8 2HY

- The application Ref. is W/23/1829
- The development proposed is the installation of an air source heat pump (depth 0.64m x width 1.38m x height 0.87m) to front of property.

This appeal has been ALLOWED and planning permission GRANTED following refusal by WDC. It was considered the development would not result in unacceptable harm to the character of the area or streetscene. KTC had no reason to object.

(ii) **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.

This Committee has received prior notice by the applicant of a planning appeal being made on the above application. This appeal will be on the basis of a modified application should this be agreed by the Inspectorate. Advance comments are welcomed by the applicant. KTC had no reason to object on previous consideration.

(iii) To NOTE further representations on the appeal of Surface Car Park, Talisman Square, Kenilworth, CV8 1JB for mixed use development comprising 670sq.m of Class E Floor space at ground level, with 43 residential units over by Cobalt Estates (Kenilworth) Limited were submitted on 16 July 2024 (P.203 refers).

P.212 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/24/0471

Description: Installation of 17 solar panels on the 4 rear-facing roofs of Portland House.

Address: Portland House, 20 Abbey End, Kenilworth, CV8 1LS

Applicant: Mrs Lewis

This application has been REFUSED by WDC Planning Committee on the grounds the development would cause less than substantial harm to the significance of the listed building, neighbouring listed buildings and the Conservation Area by reason of introducing modern materials to a prominent roof slope in the Conservation Area, disruption of an uninterrupted roof that spans the terrace of listed buildings and thereby harming their character as a grouping, obscuring characteristic historic fabric, and creating a visual draw away from the War Memorial and impacting on views from the ancient monument of Abbey Fields. No public benefits have been identified to outweigh this harm.

KTC supported this application.

(2) Withdrawals

None.

(3) Others

None.

P.213 CORRESPONDENCE & SPECIAL MATTERS

Members NOTED and offered thanks for an invitation to join a public consultation from Coventry City Council which seeks views on the received nomination to consider Hearsall Baptists Church and Spigot Mortar for potential inclusion on the Local List of heritage assets. No further action is to be taken.

P.214 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **at 7pm on Thursday 15 August 2024.**

The meeting concluded at 21:40pm.

Signed:

Dated: