

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7:01pm, on Thursday 15 August 2024

PRESENT: Councillor K S Dickson

Councillors: D A T Bailey, A Chalmers (stand in for J Payne), N Eaton, P Jones, Z Leventhal, A Marsh, A Milton and R Minto.

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

P. 215 APOLOGIES

Cllrs A Dearing & J Payne.

P.216 DECLARATIONS OF INTEREST

K Dickson	W/22/1990	Meeting with Residents	Personal
A Milton	W/22/1990	Meeting with Residents	Personal
K Dickson	W/24/0898	Applicant known	Personal

P.217 MINUTES

The Minutes of the Planning Committee held on 25 July 2024 were moved, seconded, and approved.

P.218 MATTERS ARISING

None

NEW MATTERS

P.219 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	Members OBJECTED to this proposal. The key issue identified is that this application does not adhere to the development brief created in consultation with residents, nor the Kenilworth Neighbourhood plan. Both are significant documents and more weight should be attached to these than what is currently being considered. Members raised the following specific comments:

planning permission W/20/2020 to comprise residential development of 291 dwellings including 130 affordable homes and 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 infrastructure.

Address: Land at Thickthorn, Kenilworth

Applicant: Charles Church

Layout

- The central location of the Local Community Centre differs from the development brief and it is disappointing this is no longer going to be located on the far eastern corner of the site. This will affect the amenity of residents nearby.
- Access to the local centre could be via a cut through on Thickthorn Close which will cause issues relating to parking and access for residents. A condition should be imposed (in consultation with residents) which would restrict or reduce parking in this location.
- The Local Centre is out of proportion to the buildings surrounding it. Four storey buildings around the local centre are inappropriate for Kenilworth and the density of buildings in this area constitutes massing.
- The existing Thickthorn Orchards is made up of bungalows which will be surrounded by new properties of two storeys. The development brief recommended no properties are built near this location due to the existing low rise properties and shallow gardens. Again, the density of buildings in this area is significant, more so than anywhere else on the development, affecting the amenity of existing residents. Massing is a risk in this area and specific density plotting should take place.
- The affordable housing is not pepper potted through the site as required. Members supported the comments from Housing Strategy that confirms the housing mix did not meet the range for housing need.
- The self-build plots are the least certain in terms of design for existing residents. These have been placed close to existing housing and there is an increased risk of poorly maintained plots which await build.

Design

- The quality of design of the Local Centre appears extremely poor. This is not in accordance with the development brief and is lacking in vibrancy and visual attraction. This will affect the amenity of residents.
- The variety of shops at the local centre needs to be in accordance with the needs of residents. Members ask for a condition to be imposed that there is not an overwhelming number of takeaway establishments.

Other Elements

- There is no evidence of a green corridor being incorporated into the development, this being a key feature linking the whole East of Kenilworth development. A tree lined road is insufficient in this respect.
- It is not clear whether the cycle lanes will have priority over side roads.
- There is no apparent cycle access to the local centre nor space for cycle parking, both an important feature of the development brief.

	- There is no footpath on the eastern side of the road from the development to the gyratory at St Johns. It is vital developers address this. -The dust plan from the CMP for phase 1 was not effective and this needs to be addressed with some urgency to avoid the same issues from reoccurring. - There was significant concern over the impact on traffic and parking around the proposed new primary school with a single road access. This needs to be addressed at an early stage. Members have significant local experience of traffic and safety issues caused around the formation of a new school and early intervention and planning is key. Members ask Officers to attend a site visit with residents and members can facilitate contact in this regard. It is vital officers engage with and see first hand the impact on amenity and massing that the proposed development will cause. 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 BE2 (Developing Significant Housing Sites), BE3 (Amenity), Strategic Policy DS3 (Supporting Sustainable Communities), DS15 (Comprehensive Development of Strategic Sites), H2d (Affordable Housing) and also the WDC Climate Emergency Declaration.
Application No: W/24/0141 Description: Erection of a single storey rear and side extension and erection of a single storey front porch. Address: 16 Percy Road, Kenilworth, CV8 1DR Applicant: Ms Claire Litchfield	Whilst having no reason to object Members asked consideration be given to the collection of excess water into water butts.

New applications:

It was RESOLVED that:

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

Application No: W/24/0763 Description: Erection of single storey front extension and single storey rear extension Address: Drakeford, 27 Beehive Hill, Kenilworth, CV8 1BY Applicant: A. Metcalf	Whilst having no reason to object Members asked Officers to ensure the scale of the extension did not have a detrimental affect on neighbouring properties.
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Application No: W/24/0774 Description: New roof and up-grade of existing conservatory to a habitable room. Address: 66 Rouncil Lane, Kenilworth, CV8 1FQ Applicant: C & J Joyce	The Town Council has no reason to object to this application.
Application No: W/24/0859 Description: Erection of a first floor side extension, single storey rear extension, remodelling of the existing front elevation and associated material alterations and the erection of a detached garage outbuilding. Address: 51 Windy Arbour, Kenilworth, CV8 2BB Applicant: Mr and Mrs Birch	Whilst having no reason to object Members commented on the scale of the garage and asked officers to ensure this was used in connection with the main residence.
Application No: W/24/0898 Description: Erection of garage. Address: Hill House, 11A Manor Road, Kenilworth, CV8 2GJ Applicant: M. Lewis	Whilst having no reason to object Members asked officers to ensure the development was used in connection with the main residence.
Application No: W/24/1003 HS2 Description: Plans and Specifications submission under Schedule 17 to the High Speed Rail (London – West Midlands) Act 2017 for works comprising: - Buildings and/or Structures: Headwalls to the east of the cutting; - Earthworks: An open earthwork cutting, approximately 1.3km long with a maximum height of 14m; Landscape earthworks for landscape integration and visual screening, ranging from 1.2m to 2m in height; Earthworks required to form the HS2 vehicular accesses, maintenance access strips, ecological mitigation ponds and land drainage ditches; - Road Vehicle Parks: Turning/parking areas varying in size from 4.5mx7.5m, 12mx7m, 14mx6m and 15mx7m, that will be used by National Grid Electricity Distribution (NGED) and by HS2 vans and maintenance vehicles, approximately once a year;	Whilst having no reason to object Members would like to raise a concern on the affect on the ancient woodland. In addition, members asked for consideration to be given to the inclusion of large specimens of trees and planting as an alternative screening of the fence. This would ensure screening was in place at an earlier stage to mitigate for this development in the Green Belt.

- Noise barriers: Two noise barriers one 2m high 106m long and one 2m high 176m long; - Fencing: Security and boundary fencing 1.8m in height, gates and two vehicle restraint systems (VRS) with one VRS 19m in length and one 46m in length; - Pedestrian accesses to railway lines: Maintenance access stairs with handrails to facilitate pedestrian access between the lineside access and maintenance access at the top of the cutting and to the piers and abutments of the A46 overbridge. Address: Glasshouse Wood Cutting, Land adjacent to Glasshouse Lane, Kenilworth, CV8 2JZ Applicant: High Speed Two (HS2) Ltd	
Application No: W/24/1014 HS2 Description: Plans and Specifications submission under Schedule 17 to the High Speed Rail (London – West Midlands) Act 2017 for works comprising: - Structures: A cast in-situ concrete derailment robust kerb, four concrete stairways, a concrete maintenance platform and four headwalls; - Earthworks to form Finham Brook Embankment and to create maintenance access strips and Dalehouse Lane farm access road; - Fencing: Security fencing, gates located along the security fence and handrails situated on top of the concrete stairs; - A concrete noise barrier; and - Access stairs. Address: Finham Brook Embankment, Land North of Dalehouse lane, Kenilworth Applicant: High Speed Two (HS2) Ltd	Whilst having no reason to object Members did raise a concern on the impact of any flooding in the area.
Application No: W/24/1051 HS2 Description: Plans and Specifications submission under Schedule 17 to the High Speed Rail (London – West Midlands) Act 2017 for works comprising:	Members wish to OBJECT to this application. There were very few plans or diagrams for members to reference that related to planning aspects. Members did not find the engineering pre-construction drawings helpful in determining this application. Members could not identify any cycle plans, measurements, routes etc. There must be a clear, safe cycle path which includes

• Building: a three-span overbridge over the HS2 tracks carrying Dalehouse Lane Overbridge; • Earthworks to form approach embankments either side of the bridge and drainage ditches, cycleway, and highways drainage system and maintenance access strips, as well as Dalehouse Farm access; • Landscape earthworks for landscape integration ranging from 1.2m to 1.8m in height; and • Fences: Vehicle Restraint System (VRS) to be erected on both sides of the bridge and boundary fencing of 1.8m in height. Address: Dalehouse Lane Overbridge at Dalehouse Lane, to the northeast of Kenilworth Applicant: High Speed Two (HS2)	a safe transition onto and off the roadside. Members also noted there was no footpath which continued off the bridge to the north. At a recent HS2 forum with Sir Jeremy Wright MP, the HS2 representatives agreed to consult with the Town Council's Cycle Working Group on the design and formation of the overbridge. This has not taken place and members would welcome this before any permission has been approved.
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P.220 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 and/or Cllr A Marsh was nominated and agreed to represent the Town Council's objection to Application No: W/22/1990 - 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 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 infrastructure at the Land at Thickthorn, Kenilworth.

In respect of W/24/1051 HS2 - Plans and Specifications submission under Schedule 17 to the High Speed Rail (London – West Midlands) Act 2017 for works comprising:

- Building: a three-span overbridge over the HS2 tracks carrying Dalehouse Lane Overbridge;
 - Earthworks to form approach embankments either side of the bridge and drainage ditches, cycleway, and highways drainage system and maintenance access strips, as well as Dalehouse Farm access;
 - Landscape earthworks for landscape integration ranging from 1.2m to 1.8m in height; and
 - Fences: Vehicle Restraint System (VRS) to be erected on both sides of the bridge and boundary fencing of 1.8m in height.
- at Dalehouse Lane Overbridge at Dalehouse Lane, to the northeast of Kenilworth, a representative will be nominated should this committee be invited for comment.

P.221 APPEALS - DECISIONS AND NOTIFICATIONS

None

P.222 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None

(2) Withdrawals

Application No: W/24/0723

Description: Erection of a single storey rear extension, the alteration of existing ground levels and extending the existing area of paving within the rear garden.

Address: Sion House, 9 High Street, Kenilworth, CV8 1LY

Applicant: Mr Blacklock

This application has been withdrawn.

Application No: W/24/0722 LB

Description: Erection of a single storey rear extension, alteration of existing ground levels and extending the existing area of paving within the rear garden, alongside associated internal alterations.

Address: Sion House, 9 High Street, Kenilworth, CV8 1LY

Applicant: Mr R Blacklock

This application has been withdrawn.

(3) Others

None.

P.223 CORRESPONDENCE & SPECIAL MATTERS

None.

P.224 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 5 September 2024 following the meeting of the Town Council.**

The meeting concluded at 7:58pm.

Signed:

Dated: