

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7:00pm, on Thursday 20 March 2025

PRESENT: Councillor N A Eaton (in the Chair)

Councillors: D A T Bailey, A Chalmers (substitution), P Jones, A Marsh and R Minto.

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

P.315 APOLOGIES

Cllrs A Dearing, K Dickson, Z Leventhal, A Milton and J Payne.

P.316 DECLARATIONS OF INTEREST

None.

P.317 MINUTES

The Minutes of the Planning Committee held on 27 February 2025 were moved, seconded, and approved.

P.318 MATTERS ARISING

None

NEW MATTERS

P.319 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 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/25/0181 Description: Notification for Prior Approval under Part 14, Class J of the General Permitted Development Order 2015 (as amended) for the installation of additional solar photovoltaic panels on the roof of non-domestic premises. Address: Castle Farm Recreation Ground, Fishponds Road, Kenilworth, CV8 1EY Applicant: Warwick District Council	The Town Council wish to SUPPORT this application.
Application No: W/25/0183 Description: Display of 4no. halo-illuminated fascia signs with individual letters, 2no. amenity board signs, 2no. internally illuminated menu cases, 1no. fret cut aluminium sign, frosted window graphics. Address: 18-24 The Square, Kenilworth, CV8 1EB Applicant: Wetherspoon	The Town Council has no reason to object to this application
Application No: W/25/0195 Description: Erection of double storey side extension Address: Pondfield House, Hunt Paddocks, Rouncil Lane, Kenilworth, CV8 1NL Applicant: Mr T Jasinski	The Town Council has no reason to object to this application
Application No: W/25/0214 Description: Variation of Conditions 2 and 6 of planning permission ref: W/24/1362 (Variation of Conditions 2, 3 and 5 of planning permission ref: W/23/1015 (Application for the Variation of Conditions 2, 3 and 4 of planning permission ref: W/22/1932 (Demolition of existing dwelling and erection of 2No. dwellings) to update plan numbers and ensure appropriate bat mitigation and habitat enhancement measures) to amend the size and layout of the dwellings) to reintroduce garages approved under the original permission, removal of apex glazing to bedroom 1 of both plots	The Town Council has no reason to object to this application

and amendments to materials and solar panels. Address: 2 Highland Road, Kenilworth, CV8 2ET Applicant: Mr James Kavanagh and Richard Kavanagh	
Application No: W/25/0247 Description: Erection of single storey side and rear extension and replacement of single storey side extension with pitched solid roof. Address: 39 Grange Avenue, Kenilworth, CV8 1DD Applicant: Dominik Alleyne	The Town Council has no reason to object to this application
Application No: W/25/0253 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 to sides of doors, 1no. slimline floodlight, 1no. non illuminated amenity board, 1no. non illuminated written text 'Welcome'. Address: The Lion, 35 Warwick Road, Kenilworth, CV8 1HN Applicant: Greene King Brewing & Retailing Ltd	The Town Council has no reason to object to this application
Application No: W/25/0260 Description: Erection of single storey rear extension Address: 1 Arborfields Close, Kenilworth, CV8 2RY Applicant: Mr Mark Hipkins	The Town Council has no reason to object to this application
Application No: W/25/0261 LB Description: Display of illuminated and non-illuminated signs, lighting and redecoration of the exterior of the building. Address: The Virgins and Castle, 7 High Street, Kenilworth, CV8 1LY Applicant: EVERARDS OF LEICESTERSHIRE	The Town Council has no reason to object to this application
Application No: W/25/0262 Description: Display of 1no. externally illuminated fascia sign (A), 1no. externally illuminated history board (B), 1no. externally illuminated amenity board (C), 1no. fascia sign (D), 1no. fret cut	The Town Council has no reason to object to this application

panel to apex sign (E), 1no. externally illuminated double sided hanging panel and header (F), 2no. internally illuminated poster cases (G), 2no. no smoking signs (H), 1no. projecting lantern (I), 2no. wall lights (J), 5no. floodlights (K). Address: The Virgins and Castle, 7 High Street, Kenilworth, CV8 1LY Applicant: EVERARDS OF LEICESTERSHIRE	
Application No: W/25/0308 Description: New roof to enable the addition of a first floor, two storey side extension and two storey rear extension. Address: 10 Moseley Road, Kenilworth, CV8 2AQ Applicant: Mr. Robinson	Members wish to OBJECT to this application. It was considered the size of development constitutes massing on the site. Members also discussed the significant impact on the street scene. The development is sited next to the very narrow Worcester Road which suitably houses a bungalow on each side, as well as a stretch of bungalows on the opposite side of the road. This development, if granted, would overwhelm and be unsympathetic to the area. Members also wished to highlight the regret of losing another bungalow in the town. The above objections were considered material considerations, in contravention of relevant Planning Policy, the Kenilworth Neighbourhood Plan section KP13(b) General Design Principles.
Application No: W/25/0315 Description: Proposed single storey rear extension Address: 45 Elmdene Road, Kenilworth, CV8 2BW Applicant: Mr & Mrs Fiona Smith & Henry Leaver	Whilst having no reason to object, Members asked Officers to ensure compliance with the 45 degree rule.

P.320 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/25/0308 - New roof to enable the addition of a first floor, two storey side extension and two storey rear extension at 10 Moseley Road, Kenilworth, CV8 2AQ.

P.321 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.322 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

Application No: W/24/0481

Description: Erection of 2no. detached dwellings.

Address: 209 Warwick Road, Kenilworth, CV8 1FB

Applicant: RichSmart Homes Ltd

This application has been withdrawn. KTC had previously objected to this application.

(3) Others

Tree Preservation Order No: 584

Address: Neville Court, 15 Clarendon Road, Kenilworth, CV8 1HZ

WDC have made a tree preservation order at the above address on the basis the tree makes a significant contribution towards public amenity. The deadline for any comments is 1 April 2025.

P.323 CORRESPONDENCE & SPECIAL MATTERS

None.

P.324 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 10 April 2025 following the meeting of the Town Council.**

The meeting concluded at 7:21pm.

Signed:

Dated: