

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8:17pm, on Thursday 24 October 2024

PRESENT: Councillor K S Dickson (in the Chair)

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

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

P. 245 **APOLOGIES**

Cllrs A Dearing, R Minto and J Payne.

P.246 **DECLARATIONS OF INTEREST**

A Marsh W/23/0153 Member of KRFC Personal

P.247 **MINUTES**

The Minutes of the Planning Committee held on 3 October 2024 were moved, seconded, and approved.

P.248 **MATTERS ARISING**

None

NEW MATTERS

P.249 **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:

<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	Members wish to maintain their previous OBJECTION to this application with the following additional comments: It is extremely disappointing to note the Town Council's previous comments had not been considered nor addressed by the developers. Members have raised important material considerations and a focus should be placed on these moving forwards.

development of 266 dwellings including 124 affordable homes (Use Class C3), local centre (Use Class E and hot food takeaway (sui generis)), spine road, open space and other ancillary and supporting infrastructure. (Revised Layout) Address: Land at Thickthorn, Kenilworth Applicant: Charles Church	The re-arrangement of the spine road has served to highlight the concentration of affordable homes in one area. These should be pepper potted throughout the site and this has not been done. Members would like to request that all boundary issues are resolved prior to this application being heard at WDC Committee.
Application No: W/23/0153 Description: Demolition of all existing structures and the erection of up to 200 dwellings (up to 150 dwellings on Parcel A and 50 dwellings on Parcel B), with associated access, sustainable urban drainage systems, open space, landscaping, drainage and ancillary infrastructure and ground remodelling. All matters are reserved except for means of access from two points of Glasshouse Lane. (This amendment relates to the revised quantum of development, reduced from up to 220 dwellings to up to 200 dwellings. There are no changes to content of proposal) Address: Kenilworth Rugby Club, Glasshouse Lane, Kenilworth, CV8 2AJ Applicant: Bloor Homes Ltd	Members wish to maintain their previous OBJECTION to this application and raise concern that their previous comments have not been considered. Members are concerned that the spine road will not be in place prior to the new occupants. This will only add to the congestion already seen on surrounding roads, particularly, Birches Lane and Glasshouse Lane.
Application No: W/24/0978 Description: Erection of a two-storey side extension, single storey front extension, two-storey rear extension and the addition of render to the exterior of the property. Address: 35 Highland Road, Kenilworth, CV8 2EU Applicant: Mr M Poulton	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/24/1234 Description: Variation of Condition 2 (approved plans) of planning	The Town Council has no reason to object to this application.
--	--

permission ref: W/22/0306 (Erection of two storey side extension, single storey rear extension, single storey porch extension and partial rendered elevations) to increase the width of the proposed single storey rear extension. Address: 13 Avon Road, Kenilworth, CV8 1DH Applicant: Bell	
Application No: W/24/1257 Description: Erection of single storey rear extension Address: 11 Latimer Close, Kenilworth, CV8 1GN Applicant: Ms Anne Young	The Town Council has no reason to object to this application.
Application No: W/24/1308 Description: Variation of Condition 2 (approved plans) of planning permission ref: W/23/1286 (Demolition of existing outbuilding. Erection of two storey side extension and 2no. air source heat pumps) with the addition of an air conditioning unit to southern side elevation. Address: Summerville Manor, 120A Rouncil Lane, Kenilworth, CV8 1FP Applicant: T Thadwal	The Town Council has no reason to object to this application.
Application No: W/24/1334 Description: Demolition of existing conservatory at rear. Erection of a single storey rear and single storey side extension. Partial render at rear of house. Address: 35 Queens Road, Kenilworth, CV8 1JQ Applicant: Mr and Mrs Walters	The Town Council has no reason to object to this application.
Application No: W/24/1335 Description: Proposed garage conversion, alteration to roof, new roof lights and rear/side extension Address: 55 Clinton Lane, Kenilworth, CV8 1AS Applicant: Mr and Mrs Fleet	The Town Council has no reason to object to this application.
Application No: W/24/1358 Description: Replacement of a flat roof on ground story extension for	The Town Council has no reason to object to this application.

a pitched roof. Roof area is around 2.5 metres by 5.5 metres. Extension is at the back of the house facing the garden. Address: 7 The Mews, Kenilworth, CV8 1DN Applicant: Mrs R Fraulo	
Application No: W/24/1362 Description: Application for the Variation of Conditions 2 and 3 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 2 No. dwellings) to update plan numbers and ensure appropriate bat mitigation and habitat enhancement measures) to amend the size and layout of the dwellings. Address: 2 Highland Road, Kenilworth, CV8 2ET Applicant: . Castle Homes Kenilworth Limited	The Town Council has no reason to object to this application.

P.250 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. In respect of the agenda application **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 266 dwellings including 124 affordable homes (Use Class C3), local centre (Use Class E and hot food takeaway (sui generis)), spine road, open space and other ancillary and supporting infrastructure. (Revised Layout at Land at Thickthorn, Kenilworth, and, **W/23/0153** - Demolition of all existing structures and the erection of up to 200 dwellings (up to 150 dwellings on Parcel A and 50 dwellings on Parcel B), with associated access, sustainable urban drainage systems, open space, landscaping, drainage and ancillary infrastructure and ground remodelling. All matters are reserved except for means of access from two points of Glasshouse Lane. (This amendment relates to the revised quantum of development, reduced from up to 220 dwellings to up to 200 dwellings. There are no changes to content of proposal) at Kenilworth Rugby Club, Glasshouse Lane, Kenilworth, CV8 2AJ a representative will be nominated should this committee be invited for comment and the relevant WDC Committee dates known.

P.251 APPEALS - DECISIONS AND NOTIFICATIONS

Application No: W/23/0625

Description: Barbeque shed to the rear garden area

Address: Royal Oak, 36 New Street, Kenilworth, Warwickshire CV8 2EZ

The appeal was dismissed on the basis the scheme would conflict with Policy BE3 of the Warwick District Local Plan (2017), which requires development to not cause an unacceptable impact on the living conditions of nearby residents.

P.252 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

None.

(3) Others

None.

P.253 CORRESPONDENCE & SPECIAL MATTERS

Members NOTED the response received on 18 October 2024 from Sir Jeremy Wright MP following the Planning Committee's letter of 21 August 2024 relating to Application W/24/1051 HS2.

P.254 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 14 November 2024 at 7pm.**

The meeting concluded at 8:36pm.

Signed:

Dated: