

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9:21pm, on Thursday 12 June 2025

PRESENT: Councillor K Dickson (in the Chair)

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

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

P.347 APOLOGIES

Cllrs A Chalmers and A Marsh.

P.348 DECLARATIONS OF INTEREST

None.

P.349 MINUTES

The Minutes of the Planning Committee held on 22 May 2025 were moved, seconded, and approved.

P.350 MATTERS ARISING

None

NEW MATTERS

P.351 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>
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Application No: W/25/0110 Description: Proposed hip to gable roof extension and addition of flat roof dormer to facilitate loft conversion. Extend garage and porch forwards. Address: 20 Crackley Hill, Coventry Road, Kenilworth, CV8 2FP Applicant: Mr Pope	The Town Council has no reason to object to this application.
Application No: W/25/0254 Description: Erection of summer-house in garden (retrospective application) Address: 46 Malthouse Lane, Kenilworth, CV8 1AD Applicant: Mr Adam Tibbitts	The Town Council has no reason to object to this application.
Application No: W/25/0364 Description: Extension to the front of the dwelling to provide a home office and master bedroom. Address: 64 Malthouse Lane, Kenilworth, CV8 1AD Applicant: Mr & Mrs Endres	The Town Council has no reason to object to this application.
Application No: W/25/0397 Description: Erection of 1no. self-build dwelling. Address: 12 Moseley Road, Kenilworth, CV8 2AQ Applicant: Mr S White	Members wish to OBJECT to this application. There is a concern the development will constitute massing on the site and affect the amenity of neighbouring properties. Members ask Officers to consider the outside to inside space ratio against the Residential Design Guide. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan KP13 (General Design Principles), Residential Design Guide s5, the Warwick District Local Plan BE1 (Layout & Design) and BE3 (Amenity).
Application No: W/25/0475 Description: Proposed erection of two-storey front extension with porch Address: 69 John O'Gaunt Road, Kenilworth, CV8 1DY Applicant: A. & A. Hardman	The Town Council has no reason to object to this application
Application No: W/25/0569 Description: Variation of Condition 1 of planning permission W/23/1726 for the revision to the layout to provide a total of 149 dwellings in lieu of the 143 previously approved	Whilst having no reason to object, Members recognise there is a difference in the housing mix due to these amendments.

Address: Land at Thickthorn, (Phase 2) Kenilworth Applicant: Persimmon Homes Central	
Application No: W/25/0598 Description: Erection of single-storey side and rear extension, single-storey front extension and porch addition Address: 7a Rounds Hill, Kenilworth, CV8 1DW Applicant: Mr & Mrs Fisher	The Town Council has no reason to object to this application
Application No: W/25/0634 Description: Erection of single storey rear and side extension and out-building conversion Address: 75 Dudley Road, Kenilworth, CV8 1GR Applicant: Mr Lewis	The Town Council has no reason to object to this application
Application No: W/25/0638 LB Description: Proposal to vault the ceiling in upstairs bedrooms that form the 'old' cottage. Address: 54 High Street, Kenilworth, CV8 1LZ Applicant: Miss S Eustace	The Town Council has no reason to object to this application
Application No: W/25/0640 Description: Erection of single storey rear extension Address: 82 Farmer Ward Road, Kenilworth, CV8 2DN Applicant: Mr VenKat	The Town Council has no reason to object to this application
Application No: W/25/0645 Description: Erection of two storey side extension. Relocation of door with canopy from side elevation to front. Address: 48 Rawnsley Drive, Kenilworth, CV8 2NX Applicant: Mr Wright	The Town Council has no reason to object to this application
Application No: W/25/0725 Description: Erection of barbecue shed in rear garden area (Retro-spective Application). Address: The Royal Oak, 36 New Street, Kenilworth, CV8 2EZ Applicant: Mr & Mrs Warwick Ltd	Members wish to OBJECT to this application and offer their full support to the comments submitted by the Environmental Health Officer. Members are concerned over the affect on the amenity of the area and neighbouring properties. Whilst it is recognised the location of the shed has been adjusted, this is not considered to be sufficient to minimise the impact of the industrial BBQ use in close proximity to residential properties.

	The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan KP13 (General Design Principles).
Application No: W/25/0726 LB Description: Erection of barbecue shed in rear garden area (Retro-spective Application). Address: The Royal Oak, 36 New Street, Kenilworth, CV8 2EZ Applicant: Mr & Mrs Warwick Ltd	Members wish to OBJECT to this application and offer their full support to the comments submitted by the Environmental Health Officer. Members are concerned over the affect on the amenity of the area and neighbouring properties. Whilst it is recognised the location of the shed has been adjusted, this is not considered to be sufficient to minimise the impact of the industrial BBQ use in close proximity to residential properties. The above objections were considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan KP13 (General Design Principles).
Application No: W/25/0735 HS2 Description: Plans and Specifications submission under Schedule 17 to the High Speed Rail (London – West Midlands) Act 2017 for works comprising: Construction of the A46 Kenilworth Bypass Over-bridge and highways realignment, including provision for one extra lane on each direction for potential future usage, and bird mesh, Earth-works to form highways embankments and a land drainage ditch and headwalls; and Fencing including a vehicle restraint system (VRS) and boundary fencing. Address: Kenilworth Bypass Over-bridge, Warwick Bypass, Stoneleigh, Kenilworth Applicant: High Speed Two (HS2) Ltd	The Town Council has no reason to object to this application
Application No: W/25/0759 HS2 Description: Plans and Specifications submission under Schedule 17 to the High Speed Rail (London – West Midlands) Act 2017 for works comprising: Structures: A three-span semi-integral arch type overbridge (measuring 76m in length and 4.2m in width) supported by abutments and wingwalls, that will carry the	Whilst having no reason to object, Members asked HS2 to consider this location to be an ideal opportunity for the addition of a further green corridor.

realigned Footpath K29 over the HS2 main line; • Earthworks: To tie the realigned Footpath K29 (3.0m in width) into the remaining alignment, pipe outlet headwalls and a safety guardrail; and • Pedestrian access to railway: Two maintenance access staircases. Address: Footpath K29 Over-bridge, Land south of Dalehouse Lane, Kenilworth, CV8 2JZ Applicant: High Speed Two (HS2) Ltd	
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P.352 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/25/0397 - Erection of 1no. self-build dwelling at 12 Moseley Road, Kenilworth, CV8 2AQ. Councillor P Jones was nominated and agreed to represent the Town Council's objection to Application Nos: W/25/0725 and W/25/0726 LB - Erection of barbecue shed in rear garden area (Retrospective Application) at The Royal Oak, 36 New Street, Kenilworth, CV8 2EZ.

P.353 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.354 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

None.

(3) Others

None.

P.355 CORRESPONDENCE & SPECIAL MATTERS

None.

P.356 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 3 July 2025 following the meeting of the Finance & General Services Committee.**

The meeting concluded at 9:39pm.

Signed:

Dated: