

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8:22pm, on Thursday 3 July 2025

PRESENT: Councillor K Dickson (in the Chair)

Councillors: D A T Bailey, A Chalmers, P Jones, A Marsh, A Milton and J Payne.

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

P.357 APOLOGIES

Cllrs A Dearing, N Eaton and R Minto.

P.358 DECLARATIONS OF INTEREST

None.

P.359 MINUTES

The Minutes of the Planning Committee held on 12 June 2025 were moved, seconded, and approved.

P.360 MATTERS ARISING

None

NEW MATTERS

P.361 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/25/0385 Description: Erection of 2 metre fence along existing boundary with highway atop an existing boundary wall. Address: 2 Villiers Road, Kenilworth, CV8 2JB Applicant: E Grunfeld	Whilst having no reason to object, Members asked Officers to check the height of the fence and ensure this doesn't dominate the streetscene.
Application No: W/25/0430 Description: Erection of single storey rear extension. Address: 55 Moseley Road, Kenilworth, CV8 2AR Applicant: Mrs Parsons	The Town Council has no reason to object to this application.
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/25/0573 Description: Garage conversion with new bay windows to front Address: 6 The Wardens, Kenilworth, CV8 2UH Applicant: Mrs Zhang	The Town Council has no reason to object to this application.
Application No: W/25/0626 Description: Rear single storey extension and side extension. Address: 46 Farmer Ward Road, Kenilworth, CV8 2DL Applicant: Trengarren Limited	The Town Council has no reason to object to this application
Application No: W/25/0687 Description: Application for Variation of Condition 2 of planning permission W/20/1688 Address: Gas Works Mill, 1 Dalehouse Lane, Kenilworth, CV8 2HW Applicant: Mr Craig Waring	The Town Council has no reason to object to this application.
Application No: W/25/0750 LB Description: Installation of roof light to north (rear) elevation and internal timber stud walls to first floor.	The Town Council has no reason to object to this application

Address: 38 High Street, Kenilworth, CV8 1LZ Applicant: Mr Palmer	
Application No: W/25/0760 Description: New outbuilding in the garden and low pitched single story rear extension Address: 14A Abbey Hill, Kenilworth, CV8 1LU Applicant: C. Randle	The Town Council has no reason to object to this application
Application No: W/25/0794 Description: Installation of first floor raised terrace (Retrospective Application). Address: 55 Warwick Road, Kenilworth, CV8 1HN Applicant: Mr R Ali	Whilst having no reason to object, Members were concerned the purpose for the development was unclear. The plans presented do not match the description for the application. There is a clear discrepancy in the development purporting to be a fire escape, and the clutter that blocks the terrace in the pictures provided. Members were also concerned there will be a visual and noise impact on the amenity of neighbouring properties.
Application No: W/25/0824 LB Description: Single storey glazed orangery to rear elevation and timber framed double garage. Address: 38 High Street, Kenilworth, CV8 1LZ Applicant: Mr I Palmer	The Town Council has no reason to object to this application
Application No: W/25/0839 Description: Erection of single storey rear extension, single storey front extension and first-floor side extension. Address: 53 Fishponds Road, Kenilworth, CV8 1EY Applicant: Mr S & S Boulter	The Town Council has no reason to object to this application. Members asked Officers to remind the developers to restore the grass verges on completion of the development.
Application No: W/25/0840 Description: Single-storey side and rear extensions, two-storey rear extension, rear terrace and associated material alterations. Alteration to front garden driveway and garage. Trees removal Address: 29 Fieldgate Lane, Kenilworth, CV8 1BT Applicant: Mr & Mrs Boden	The Town Council has no reason to object to this application

P.362 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. There were no matters that required member attendance.

P.363 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.364 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/24/1711

Description: Enlargement of existing roof dormer and hip to gable roof extension

Address: 92 Rouncil Lane, Kenilworth, CV8 1FQ

This application has been REFUSED by planning officers on the grounds the development would unbalance the pair of semis, introduce a roof design that is contrary to the architecture and character of the host dwelling as well as the street scene, and introduce a long box dormer contrary to the Residential Design Guide SPD. KTC had no reason to object.

(2) Withdrawals

None.

(3) Others

None.

P.365 CORRESPONDENCE & SPECIAL MATTERS

(i) **Future of Neighbourhood Planning Support Services**

Members NOTED that the Government is ending support and funding for Neighbourhood Plans. There is a nationwide effort to get the support and funding for Neighbourhood Plans reinstated. WALC have proposed a motion template for including on the next Town Council agenda which includes a template letter for sending to the local MP.

Members were happy to support this being placed on the next Town Council agenda for discussion by Full Council.

(ii) **Glasshouse Lane/Heyville Croft Priority Junction**

Members NOTED the revised plans for this junction as provided by WCC with additional signage following this Committees comments in February 2025. Members were pleased to see improved signage, however, there was a concern that the signage did not give motorists a direct instruction, and some may not know that a humped road indicates a cyclists/pedestrians priority. Members also requested stronger floor signage be considered as this was a critical route to the secondary school.

The Clerk will feed this back to WCC Officers.

P.366 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place
on Thursday 31 July 2025 following the meeting of the Town Council.

The meeting concluded at 8:45pm.

Signed:

Dated: