

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8:41pm, on Thursday 31 July 2025

PRESENT: Councillor K Dickson (in the Chair)

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

Town Clerk: Miss Maggie Field

Deputy Town Clerk: Miss G Honey

Cllr R Minto was absent.

P.367 APOLOGIES

None.

P.368 DECLARATIONS OF INTEREST

None.

P.369 MINUTES

The Minutes of the Planning Committee held on 1 July 2025 were moved, seconded, and approved.

P.370 MATTERS ARISING

None

NEW MATTERS

P.371 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/25/0308 Description: New roof to enable the addition of a first floor, two storey side extension and two storey rear extension.	The Town Council has no reason to object to this application.

Address: 10 Moseley Road, Kenilworth, CV8 2AQ Applicant: Mr. Robinson	
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New applications:

It was RESOLVED that:

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

Application No: W/25/0097 Description: Two-storey side and rear extension, part new roof over existing and proposed extensions, single-storey side garage extension, and additional lean-to single-storey side extension. Address: 228 Warwick Road, Kenilworth, CV8 1FD Applicant: S. & R. Jenkinson	The Town Council has no reason to object to this application.
Application No: W/25/0723 Description: Erection of single storey rear and side extension Address: 33 Mountbatten Avenue, Kenilworth, CV8 2PY Applicant: Mr & Mrs Polley	The Town Council has no reason to object to this application.
Application No: W/25/0780 Description: Demolition of conservatory and utility at rear. Erection of single storey rear extension. Address: 16 Albion Street, Kenilworth, CV8 2FW Applicant: Mrs Deborah Berzins	The Town Council has no reason to object to this application.
Application No: W/25/0797 Description: Application for prior approval for a change of use from offices (Class E) to a 1-bed single dwelling (Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Address: 184 Warwick Road, Kenilworth, CV8 1HU Applicant: Rapport	The Town Council has no reason to object to this application
Application No: W/25/0864 Description: Erection of two storey side and rear extension	Whilst having no reason to object, Members asked Officers to carefully consider the comments from neighbouring properties.

Address: 36 Siddeley Avenue, Kenilworth, CV8 1EW Applicant: Mr & Mrs Carter	
Application No: W/25/0874 Description: Replacement of existing external condenser units and addition of vents to the rear elevation of the property. Address: 23 Talisman Square, Kenilworth, CV8 1JB Applicant: Cash Access UK	The Town Council has no reason to object to this application
Application No: W/25/0875 Description: Display of 1no. internally illuminated fascia sign, 1no. internally illuminated projecting sign. Displayed in the ground floor windows: 1no. internally illuminated directory of services, 1no. internally illuminated marketing posters and 1no. Welcoming Messaging Vinyl. On both entrance doors: 1no. non illuminated opening hours sign, 1no. non illuminated CCTV sign and 1no. automatic door sign. Address: 23 Talisman Square, Kenilworth, CV8 1JB Applicant: Cash Access UK	The Town Council has no reason to object to this application
Application No: W/25/0884 Description: Erection of single storey side and rear extension Address: 70 Woodcote Avenue, Kenilworth, CV8 1BG Applicant: Mr & Mrs Elliott	The Town Council has no reason to object to this application.
Application No: W/25/0893 Description: Replace roof tiles on main pitched roof. Removal of existing flat roof over front ground floor bedroom and replace with new pitched and tiled roof to extend over entrance lobby. Alterations to other roofs. Remove tile hanging to front elevation and replace with rendered insulation. Replacement of all windows, doors, fascia and rainwater goods. Address: 38 Malthouse Lane, Kenilworth, CV8 1AD Applicant: Mr. Cattell	The Town Council has no reason to object to this application. Members ask that consideration is given for a water butt to be installed for the harvesting of rainwater.
Application No: W/25/0896	Members DEFERRED consideration of this application pending clarification of the position of the fence.

Description: Erection single-storey wrap-around extension. Repositioning of a boundary fence. Address: 2 Wordsworth Drive, Kenilworth, CV8 2TB Applicant: Mr & Mrs Marsh	Members felt the documents submitted did not provide sufficient detail on the positioning of the fence and how far this extended around the property.
Application No: W/25/0913 Description: Proposed two storey side and rear extension, single storey detached garage and associated external works. Application of some white render and timber cladding. Address: 2 Brook Cottages, Rouncil Lane, Kenilworth, CV8 1NN Applicant: Mr & Mrs Barratt	The Town Council has no reason to object to this application
Application No: W/25/0924 Description: Variation of Condition 2 of planning permission ref: W/20/1590 (Application to extend the temporary permission for the siting of a portacabin granted under planning permission ref: W/12/0894) to extend the temporary permission. Address: Portable Building at, St Johns Church, Warwick Road, Kenilworth Applicant: PCC of St John the Evangelist Church, Kenilworth	The Town Council has no reason to object to this application
Application No: W/25/0933 LB Description: Replacement roof finish / tiles to roof Address: 38 High Street, Kenilworth, CV8 1LZ Applicant: Mr Palmer	The Town Council has no reason to object to this application
Application No: W/25/0935 Description: Erection of single storey front porch extension Address: 22 Caesar Road, Kenilworth, CV8 1DL Applicant: P & A Muir	The Town Council has no reason to object to this application

P.372 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

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

P.373 APPEALS - DECISIONS AND NOTIFICATIONS

Appeal Ref: APP/T3725/W/25/3361820

Address: 11 Turton Way, Kenilworth, Warwickshire, CV8 2RT

Description: Change of use of the back garden to allow Doggy Daycare business to operate. The erection of a summerhouse style building to house the dogs and a secondary gate to secure the dogs is required as part of the change of use.

This appeal was DISMISSED on the basis there would be an unacceptable harmful impact on the living conditions of the occupiers of neighbouring dwellings, with particular regard to noise.

P.374 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application No: W/25/0794

Description: Installation of first floor raised terrace (Retrospective Application)

Address: 55 Warwick Road, Kenilworth, CV8 1HN

This application has been REFUSED by WDC Officers on the basis that the siting of the terrace and its proximity to neighbouring properties generates substantial harm to the amenity of neighbouring uses by way of overlooking and loss of privacy. The works are considered utilitarian in nature and out of keeping with the residential streetscene within which they are viewed. KTC had no reason to object but asked Officers to carefully consider the purported purpose of the development and the affect on the amenity of neighbours.

(2) Withdrawals

None.

(3) Others

Application No: W/25/0725

Description: Erection of barbecue shed in rear garden area (Retrospective Application)

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

This application has been REFUSED by WDC Officers the basis the proposed cooking units and lack of adequate mitigation would result in smoke and cooking odours entering adjacent neighbouring windows, resulting in nuisance, undue disturbance and harm to the living conditions within those neighbouring dwellings. KTC raised an OBJECTION.

P.375 CORRESPONDENCE & SPECIAL MATTERS

The Chair advised of two upcoming planning training sessions held by WALC taking place on 14 and 21 October 2025. Members are to contact the Clerk directly if they wish to be registered for attendance.

P.376 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **at 7pm on Thursday 21 August 2025.**

The meeting concluded at 8:57pm.

Signed:

Dated: