

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 8:56pm, on Thursday 2 October 2025

PRESENT: Councillor K Dickson (in the Chair)

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

Town Clerk: Miss Maggie Field

Deputy Town Clerk: Miss G Honey

P.397 **APOLOGIES**

Cllrs A Dearing.

Cllr R Minto was absent.

P.398 **DECLARATIONS OF INTEREST**

None.

P.399 **MINUTES**

The Minutes of the Planning Committee held on 11 September 2025 were moved, seconded, and approved.

P.400 **MATTERS ARISING**

None

NEW MATTERS

P.401 **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/25/0701 Description: Change of use from Therapy Centre/dwelling (Sui Generis) to a single dwellinghouse (Use Class C3). Address: The Cottage Therapy Centre, 12 New Street, Kenilworth, CV8 2EZ Applicant: Mr Tew	The Town Council has no reason to object to this application.
Application No: W/25/0956 Description: Conversion of existing garage and new tiled roof. Address: 15 Woodcote Avenue, Kenilworth, CV8 1BH Applicant: Miss Emily Tyrrell	The Town Council has no reason to object to this application.
Application No: W/25/1082 Description: Erection of first floor side extension, single storey front porch extension and conversion of existing front flat roof to be pitched. Address: 48 Arden Road, Kenilworth, CV8 2DU Applicant: Sarah Butler	Members have no reason to object to this application. It was noted that the extension roofline was not subservient to the main dwelling, however, this did appear consistent with the streetscene and similar developments in the area.
Application No: W/25/1160 Description: Single-storey rear and side extension to northern corner; relocation of front door within new single-storey front extension to SW elevation including two roof windows; addition of two first-floor dormers on NW elevation; alterations to windows and doors; addition of a roof window in SE elevation; replacement of one brick chimney stack with s/s flue; removal of second brick chimney; removal of existing garage; alteration to hardstanding areas. Address: 2 Villiers Road, Kenilworth, CV8 2JB Applicant: B Grunfeld	The Town Council has no reason to object to this application.
Application No: W/25/1187 Description: Installation of a storage unit in the rear garden of the restaurant Address: 72-72A Warwick Road, Kenilworth, CV8 1HH	Whilst having no reason to object, Members asked Officers to review the application against the residential parking guidelines SPD and any potential impact on the residents within the linked flats.

Applicant: MR OKTEM	
Application No: W/25/1188 Description: Display of 1no. non-illuminated fascia sign with the "BrewQuest Coffee" wording, and 1no. non-illuminated side fascia sign with the logo. Address: 47 Warwick Road, Kenilworth, CV8 1HN Applicant: Brewquest Coffee Ltd	The Town Council has no reason to object to this application.
Application No: W/25/1201 Description: Demolition of existing single storey rear extension. Erection of single storey rear extension. Conversion of loft. Erection of flat roof dormer at rear. Alterations to fenestration. Main roof tiles as smooth concrete interlocking. Address: 22 Towers Close, Kenilworth, CV8 1FG Applicant: Mr & Mrs Bye	Whilst having no reason to object, Members are aware that the long box dormer is contrary to the Residential Design guide. They will defer to officer's judgement as to whether this is acceptable given that the dormer is to the rear of the property
Application No: W/25/1216 Description: Retrospective planning application for a single storey extension to the rear of the bungalow. Retrospective planning application for a single storey extension to the rear of the garage. Erection of a new single storey extension and internal alterations. Address: 53 Thornby Avenue, Kenilworth, CV8 2DY Applicant: Mr David Grover	The Town Council has no reason to object to this application.
Application No: W/25/1217 Description: Replacment timber single glazed sliding sash windows with double glazed uPVC sliding sash windows to match existing. Address: 17 Frythe Close, Kenilworth, CV8 2SY Applicant: Mr H Sharp	The Town Council has no reason to object to this application.
Application No: W/25/1230 LB Description: Roof repair/overhaul Address: 9 Kenilworth Hall Mews, Bridge Street, Kenilworth, CV8 1RN Applicant: Mr D Dix	The Town Council has no reason to object to this application.
Application No: W/25/1253 LB	The Town Council has no reason to object to this application.

Description: Internal and external alteration to facilitate the change of use from The Kenilworth Bar (Sui Generis) to 1no. dwelling at No.61 (Use Class C3) and No's 59 and 63 to a hotel (Use Class C1). Works to include creation of 3 separate units, single storey rear extension to No.61, alterations to fenestration, installation of rooflights and solar panels to the rear annexe at No. 63. Address: The Kenilworth, 61 Warwick Road, Kenilworth, CV8 1HN Applicant: Mr D Burges	
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P.402 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

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

P.403 APPEALS - DECISIONS AND NOTIFICATIONS

Address of site to which the appeal relates: 92 Rouncil Lane, Kenilworth, CV8 1FQ

Proposed development: Enlargement of existing roof dormer and hip to gable roof extension

Appellant's name: Mr G & Mrs H Sheridan

Appeal reference number: 6000666

Appeal Start Date: 10/09/2025

An appeal has been made to the Secretary of State against the Council's decision to refuse planning permission. The appeal is being made under the Householder's Appeal Service and there is therefore no opportunity to comment.

P.404 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

None.

(3) Others

None.

P.405 CORRESPONDENCE & SPECIAL MATTERS

Pre Application No: PRE/25/0112

Description: Link the existing footways together, providing safe access for school children to the nearby school

Address: Knowle Hill Footway, Knowle Hill, Kenilworth
Applicant: Warwickshire County Council

The above pre-application request has been received. Comments are invited by 17 October 2025.

Members agreed for the Deputy Clerk to write to WDC to query why this application had been sent to the Town Council as a pre-application.

P.406 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 23 October 2025 following the Meeting of the Town Council.**

The meeting concluded at 9:12pm.

Signed:

Dated: