

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 9:02pm, on Thursday 23 October 2025

PRESENT: Councillor K Dickson (in the Chair)

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

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

P.407 **APOLOGIES**

Cllrs A Chalmers, A Marsh and R Minto.

P.408 **DECLARATIONS OF INTEREST**

K Dickson	W/25/1385	Neighbour	Personal
A Milton	W/25/1418	Neighbour	Personal

P.409 **MINUTES**

The Minutes of the Planning Committee held on 2 October 2025 were moved, seconded, and approved.

P.410 **MATTERS ARISING**

None

NEW MATTERS

P.411 **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/24/1536 Description: Proposed reserved matters (layout, appearance, scale and landscaping) for the erection of six B2 employment units totalling 22,000m2 (including ancillary office space totalling 1,100m2),	Whilst Members were pleased to note an improvement to the cycle facilities available, the Committee would like to maintain their previous OBJECTION to this application. In addition, Members commented that acoustic screening should be installed, its extent dependant on occupation of the buildings. Members also wished to fully support the comments of

internal access arrangements, car parking and other associated infrastructure pursuant to outline planning permission W/20/2020. This submission also includes the discharge of the following conditions attached to outline permission W/20/2020 (and associated s96A amendment dated 19/12/2022). • Condition 5 – Surface Water Drainage Scheme • Condition 11 – Noise Impact Assessment • Condition 12 – Air Quality Mitigation Scheme • Condition 25 – Site Wide Masterplan • Condition 26 – Site Wide Design Code • Condition 40 – BREEAM Assessment • Condition 42 – Pedestrian and cycle connectivity • Condition 43 - All connecting foot/cycleways to the site boundary. Address: Land at Thickthorn, Kenilworth Applicant: Pegasus Group	Warwickshire County Council's Highways Authority in their submission dated 17 December 2024. These objections are considered material considerations, in contravention of relevant Planning Policy, specifically including the Kenilworth Neighbourhood Plan sections KP4 (Land East of Kenilworth), KP9 (Cycle Routes), the Land East of Kenilworth Development Brief, the Warwick District Local Plan BE1 (Layout & Design), Strategic Policy DS3(Supporting Sustainable Communities), DS15 (Comprehensive Development of Strategic Sites) and also the WDC Climate Emergency Declaration.
Application No: W/25/0956 Description: Conversion of existing garage and new tiled roof facilitating an open porch. Address: 15 Woodcote Avenue, Kenilworth, CV8 1BH Applicant: Miss Emily Tyrrell	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/25/0995 Description: Erection of single storey side and rear extension. Block and smooth rendered. Finished to grey. Address: Elm Cottage, Coventry Road, Kenilworth, CV8 2FT Applicant: Mr Northover	The Town Council has no reason to object to this application.
Application No: W/25/1065 Description: Erection of single storey side extensions Address: 5 Kinton Road, Kenilworth, CV8 2AW Applicant: Mr & Mrs Brown	The Town Council has no reason to object to this application.

Application No: W/25/1134 Description: Erection of single storey rear extension with first floor rear extension above (smaller depth). Erection of single storey louvered canopy at rear. Alteration to fenestration. New soffit, fascia and rain water goods to whole dwelling. Address: Morecote, 116 Rouncil Lane, Kenilworth, CV8 1FP Applicant: Clarke	The Town Council has no reason to object to this application.
Application No: W/25/1174 Description: Erection of single storey side and rear extension Address: 106 Windy Arbour, Kenilworth, CV8 2BH Applicant: Mr & Mrs Clifton	The Town Council has no reason to object to this application.
Application No: W/25/1254 Description: Rear single storey extension with internal alterations at ground floor only. Replacement of existing rain water goods and first floor windows to the rear. Existing extension to be re-rendered. Address: 54 High Street, Kenilworth, CV8 1LZ Applicant: S Eustace	The Town Council has no reason to object to this application.
Application No: W/25/1255 LB Description: Rear single storey extension with internal alterations at ground floor only. Proposed works to allow for an open plan kitchen living space with utility. Replacement of existing rain water goods and first floor windows to the rear. Existing extension to be re-rendered. Address: 54 High Street, Kenilworth, CV8 1LZ Applicant: S Eustace	The Town Council has no reason to object to this application.
Application No: W/25/1301 Description: Application for the Removal of Condition 2 [agricultural occupancy] of planning permission reference 6203 [Erection of pre-fabricated bungalow, to be used as an agricultural worker's cottage.]	The Town Council has no reason to object to this application.

Address: Goodrest Farm Bungalow, Rouncil Lane, Kenilworth, CV8 1NN Applicant: Mrs Cooke	
Application No: W/25/1323 Description: Demolition of existing conservatory, erection of single storey rear extension - with addition of render, internal reconfiguration and all associated works. Address: 13 Hermitage Way, Kenilworth, CV8 2DW Applicant: Ruddell	Whilst having no reason to object, Members asked Officers to check the development conforms to the 45 degree rule.
Application No: W/25/1369 Description: Variation of Condition 2 (approved plans) of planning permission W/24/0077 granted on 24.05.2024 to reference new drawing revision and proposed reduced front extension, front porch addition, alterations to windows and sliding doors. Original description of development of planning permission W/24/0077: 'Erection of single-storey front extension, single-storey rear extension, rendering of elevations in part, partial garage conversion and internal alterations'. Address: 73 John O'Gaunt Road, Kenilworth, CV8 1DY Applicant: Mr Nagra	The Town Council has no reason to object to this application.
Application No: W/25/1371 Description: Erection of single storey wrap-around side and rear extension with addition of render. Address: 13 Mortimer Road, Kenilworth, CV8 1FS Applicant: Joiner	The Town Council has no reason to object to this application.
Application No: W/25/1385 Description: Demolition of existing single storey rear element and erection of single storey rear extension and associated internal works Address: 7 Barrow Road, Kenilworth, CV8 1EG Applicant: Mr & Mrs Bowden	The Town Council has no reason to object to this application.
Application No: W/25/1407 Description: Display of 1no. internally illuminated 3D double-sided projecting hanging sign on bracket.	The Town Council has no reason to object to this application.

Address: 18-24 The Square, Kenilworth, CV8 1EB Applicant: Hartbrights	
Application No: W/25/1414 TC Description: Application to determine if prior approval is required under Schedule 2, Part 16, Class A of the GPDO for the proposed installation of a telecommunications base station comprising a 25m monopole with headframe supporting 6 no. antennas and 2 no. transmission dishes, together with 2 no. equipment ground based equipment cabinets located within a fenced compound and ancillary development thereto. Address: Land at Kenilworth Golf Club, Crewe Lane, Kenilworth, CV8 2EA Applicant: Freshwave Facilities Limited	The Town Council has no reason to object to this application.
Application No: W/25/1418 Description: Change of fenestration to side elevation. Address: 27 Windmill Close, Kenilworth, CV8 2GQ Applicant: Mr P Coe	The Town Council has no reason to object to this application.
Application No: W/25/1445 HS2 Description: Bringing Into Use under Schedule 17 Paragraph 9(1) to the High Speed Rail (London-West Midlands) Act 2017 for Scheduled Work No. 2/169 (A46 Kenilworth Bypass Diversion) Address: Kenilworth Bypass Overbridge, Warwick Bypass, Stoneleigh, Kenilworth, CV8 2EA Applicant: High Speed Two (HS2) Ltd.	The Town Council has no reason to object to this application.

P.412 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/24/1536 - Proposed reserved matters (layout, appearance, scale and landscaping) for the erection of six B2 employment units totalling 22,000m² (including ancillary office space totalling 1,100m²), internal access arrangements, car parking and other associated infrastructure pursuant to outline planning permission W/20/2020. This submission also includes the discharge of the following conditions attached to outline permission W/20/2020 (and associated s96A amendment dated 19/12/2022). • Condition

5 – Surface Water Drainage Scheme • Condition 11 – Noise Impact Assessment • Condition 12 – Air Quality Mitigation Scheme • Condition 25 – Site Wide Masterplan • Condition 26 – Site Wide Design Code • Condition 40 – BREEAM Assessment • Condition 42 – Pedestrian and cycle connectivity • Condition 43 - All connecting foot/cycleways to the site boundary at the Land at Thickthorn, Kenilworth.

P.413 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.414 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

None.

(3) Others

None.

P.415 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

Members NOTED that a response has been received from WDC and this pre-application was sent to the Town Council in error.

P.416 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place **on Thursday 13 November 2025 at 7pm.**

The meeting concluded at 9:21pm.

Signed:

Dated: