

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, commencing 7:03pm, on Thursday 13 November 2025

PRESENT: Councillor K Dickson (in the Chair)

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

Town Clerk: Miss Maggie Field

Deputy Town Clerk: Miss G Honey

P.417 APOLOGIES

Cllrs A Marsh and J Payne.

P.418 DECLARATIONS OF INTEREST

A Milton	W/25/1344	Neighbour	Personal
----------	-----------	-----------	----------

P.419 MINUTES

The Chair proposed an amendment to the Minutes of the Planning Committee held on 23 October 2025. Under P.412, Cllr K Dickson was nominated and had agreed to represent the Town Council's objection to Application No: W/24/1536.

The Minutes of the Planning Committee held on 23 October 2025 were therefore moved, seconded, and approved with the above amendment.

P.420 MATTERS ARISING

None

NEW MATTERS

P.421 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/25/1252 Description: 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 internal alteration to create 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	Whilst having no reason to object, Members were concerned about any impact on the amenity of the properties at Nos 59 and 63, by way of the extension at No 61 creating a tunnelling effect at the rear. Members were also concerned there was insufficient parking available for the occupiers of all three properties.
Application No: W/25/1283 Description: Proposed first floor rear window to be replaced from single glazed white painted timber sash windows to double glazed white UPVC sash windows Address: 15 Frythe Close, Kenilworth, CV8 2SY Applicant: Mrs Barnes	The Town Council has no reason to object to this application.
Application No: W/25/1344 Description: Erection of a two storey side and rear extension. Address: 23 Windmill Close, Kenilworth, CV8 2GQ Applicant: Mr P Smith	The Town Council has no reason to object to this application.
Application No: W/25/1367 Description: Removal of existing garage and kitchen extension to rear and erection of a new rear extension along with a new garage and other minor associated works Address: 9 Southbank Road, Kenilworth, CV8 1LA Applicant: Mr Smith	The Town Council has no reason to object to this application.
Application No: W/25/1376 Description: Single storey infill extension Address: Kingswood House, Dalehouse Lane, Kenilworth, CV8 2JZ Applicant: Mr L Saranna	The Town Council has no reason to object to this application.

Application No: W/25/1452 Description: Erection of single storey side extension and front porch. Address: 27 Siddeley Avenue, Kenilworth, CV8 1EW Applicant: Mr & Mrs A & L Wang	The Town Council has no reason to object to this application.
Application No: W/25/1469 LB Description: Removal of high level signage and display of 2no. non-illuminated wall mounted signs. Address: The Kenilworth, 61 Warwick Road, Kenilworth, CV8 1HN Applicant: Mr D Burges	The Town Council has no reason to object to this application.
Application No: W/25/1552 Description: Erection of single storey side/ rear extension Address: 45 Moseley Road, Kenilworth, CV8 2AR Applicant: Mr Smith	Whilst having no reason to object, Members asked Officers to check the development conforms to the 45 degree rule.

P.422 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

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

P.423 APPEALS - DECISIONS AND NOTIFICATIONS

Application No: W/24/1711

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

Address: 92 Rouncil Lane, Kenilworth, Warwickshire CV8 1FQ

The appeal has been ALLOWED and permission granted. The Inspector did not consider the proposal would affect the character and appearance of the dwelling area.

KTC had no reason to object.

P.424 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

Application No: W/25/0748

Description: Erection of single storey rear extension

Address: 31 Brookside Avenue, Kenilworth, CV8 1ES

Applicant: Mrs Dopson

Due to the required reports not being received in time for the set deadline, and future required ecological reports being unable to be completed until next year, the application has been withdrawn as invalid.

(3) Others

None.

P.425 CORRESPONDENCE & SPECIAL MATTERS

Application No: W/25/1516 AG

Description: Application to determine if prior approval is required under Schedule 2, Part 6, Class A of the GPDO for the proposed erection of an agricultural building for the storage of equipment and machinery.

Address: Chase Farm, Birmingham Road, Kenilworth, CV8 1PT

Applicant: Mr S Minshull

Members NOTED the above application for information only.

P.426 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Kenilworth School, Glasshouse Lane, **on Thursday 4 December 2025 following the meeting of the Town Council.**

The meeting concluded at 7:16pm.

Signed:

Dated: