

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, Smalley Place, commencing 8:10pm, on Thursday 15 January 2026

PRESENT: Councillor K Dickson (in the Chair)

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

Town Clerk: Miss Maggie Field

Deputy Town Clerk: Miss G Honey

P.447 **APOLOGIES**

None.

P.448 **DECLARATIONS OF INTEREST**

None.

P.449 **MINUTES**

The Minutes of the Planning Committee held on 18 December 2025 were moved, seconded, and approved.

P.450 **MATTERS ARISING**

None

NEW MATTERS

P.451 **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/25/1065 Description: Erection of single storey side and rear extensions and addition of a porch. Address: 5 Kineton Road, Kenilworth, CV8 2AW Applicant: Mr & Mrs Brown	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/25/1556 Description: Erection of first floor extension above the existing front/side garage (to be rebuilt as part of the main dwelling), replacement single-storey side and rear extension, loft conversion with rear dormer and widening of the existing vehicular access Address: 3 Villiers Road, Kenilworth, CV8 2JB Applicant: Mrs Suzanne Wooldridge	The Town Council has no reason to object to this application.
Application No: W/25/1617 Description: Erection of single storey rear extension, single storey front extension, addition of render to all elevations, chimney removal and all associated works. Address: 39 Thornby Avenue, Kenilworth, CV8 2DY Applicant: Mr & Mrs Silvester	The Town Council has no reason to object to this application.
Application No: W/25/1712 Description: Conversion of existing garage to new home office / study and conversion of existing conservatory and playroom to extended kitchen / dining / living space Address: 19 Harlech Close, Kenilworth, CV8 2NL Applicant: Mr W Manger	The Town Council has no reason to object to this application.
Application No: W/25/1717 Description: Hybrid Planning Application for; Full planning permission for demolition of all buildings situated on the former Kenilworth Secondary School site including artificial pitch and associated infrastructure Outline application with all matters reserved apart from access for the re-development of the site for up to 224 homes (40%	Whilst having no reason to object, Members regret the delay in bringing forward plans for this site. This Committee recognises the need for this site, as allocated in the Local Plan, to be developed with appropriate mitigations. Members commented as follows: • There needs to be appropriate service provisions accessible to residents from this and nearby residential sites. Members support the comments from the South Warwickshire NHS Trust concerning the need for an

affordable, up to 75 bed extra care for the elderly (25% affordable), public open space and associated infrastructure. Address: Former Kenilworth School, Leyes Lane, Kenilworth, CV8 2DA Applicant: Homes England	appropriate section 106 agreement to include provision for NHS services. - It is necessary that all disturbance to local residents is minimised during the demolition and construction phase. This should include limiting noise, dust and traffic movements as well as protection of the natural habitat. An appropriate Construction Management Plan will need to be produced. In addition: - The site is in close proximity to a primary and secondary school. Members request a condition be applied that lorry and wagon movements are restricted to avoid school access times. - Members request that a direct single point of contact is made available to all nearby properties during the demolition and construction phase, along with a regular newsletter advising of progress of the project. - Members would like assurance of the status of the layout of the site. This includes confirmation that there will be a further opportunity to consider a detailed development application for this site including it's layout. - Members would like to support an approach to achieving the best possible energy efficiency within the properties.
Application No: W/25/1769 Description: Proposed two storey side extension, rear single storey extension plus porch extension. Address: 32 Littleton Close, Kenilworth, CV8 2WA Applicant: Mr S Scammell	The Town Council has no reason to object to this application.
Application No: W/25/1770 Description: Erection of single storey rear extension Address: 45 Dalehouse Lane, Kenilworth, CV8 2EP Applicant: Mrs Susanne Wright	The Town Council has no reason to object to this application.
Application No: W/25/1771 Description: Application for Permission in Principle for proposed erection of 1no. self-build dwelling Address: Kenilworth Manor Nursing Home, Thickthorn Close, Kenilworth, CV8 2AF Applicant: Clarendon Care Services Ltd	Members wish to OBJECT to this application as it stands. Members were concerned about the lack of detail accompanying this application. Without sufficient information Members were unable to reasonably assess the suitability of the development within the curtilage of a listed building site.

P.452 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. Any matters that required Member attendance would be decided at the time of notification.

P.453 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.454 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

None.

(3) Others

None.

P.455 CORRESPONDENCE & SPECIAL MATTERS

None.

P.456 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place, **on Thursday 5 February 2026 at 8:30pm in the Council Chamber, Jubilee House, Smalley Place, Kenilworth.**

The meeting concluded at 8:43pm.

Signed:

Dated: