

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, Smalley Place, commencing 8:32pm, on Thursday 5 February 2026

PRESENT: Councillor K Dickson (in the Chair)

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

Town Clerk: Miss Maggie Field

Deputy Town Clerk: Miss G Honey

P.457 APOLOGIES

Cllrs A Dearing, P Jones and A Milton.

Cllr R Minto was absent.

P.458 DECLARATIONS OF INTEREST

Cllr N Eaton declared a personal interest into matters discussed under item P. 465 (ii).

P.459 MINUTES

The Minutes of the Planning Committee held on 15 January 2026 were moved, seconded, and approved.

P.460 MATTERS ARISING

None.

NEW MATTERS

P.461 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/25/1518 Description: Erection of a single-storey side and rear courtyard extension, addition of window to ground floor rear elevation, condenser units to rear elevation. Address: 12 Station Road, Kenilworth, CV8 1JJ Applicant: Pennington Dental	The Town Council has no reason to object to this application.
Application No: W/25/1586 Description: Erection of two storey side extension. Address: 39 Fishponds Road, Kenilworth, CV8 1EY Applicant: Mr J Gibson	The Town Council has no reason to object to this application.
Application No: W/25/1742 Description: Demolition of existing conservatory. Erection of single storey rear extension. Erection of a single storey side extension. Address: 34 Priory Road, Kenilworth, CV8 1LL Applicant: Mr & Mrs Wilson	Whilst having no reason to object Members noted that the roof-line was not subservient with the main dwelling.
Application No: W/26/0045 Description: Erection of single storey front extension with addition of render finish to front elevation and single storey rear extension with addition of composite cladding (light oak). Address: 87 John O'Gaunt Road, Kenilworth, CV8 1DY Applicant: Leaver	The Town Council has no reason to object to this application.

P.462 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

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

P.463 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.464 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

None.

(3) Others

None.

P.465 CORRESPONDENCE & SPECIAL MATTERS

(i) **Application No:** W/22/1036

Description: Erection of 2no. dwelling houses on garden to the side of Kenilworth Lodge, including alterations to the site access, new entrance walls and piers and other landscaping works.

Address: Kenilworth Lodge, Leamington Road, Kenilworth, CV8 2AA

Applicant: Mr D Wheeler

Members NOTED the published Construction Management Plan submitted for this development and commented as follows:

Members did not believe the Construction Management Plan was adequate as it stands. Members wished to fully support the comments of WCC Councillor Richard Dickson. Additional comments were made as follows:

- *Any hoarding erected should not impede the established pedestrian walkway from Kenilworth Gate to the town centre.*
- *Any damage to neighbouring grass verges should be made good on completion of the works.*
- *Members were concerned about suitable parking for site workers. There is no clear plan in place for how site workers will access the site or where they will park their vehicles. This needs to be made clear prior to commencement of works. Parking on surrounding residential roads will affect the amenity of those residents.*
- *All vehicle movements into and out of the site should mirror the access at Kenilworth Gate. This includes a strict left in and left out access/egress to avoid congestion on Leamington Road. Further, all vehicle movements should be in a forward gear, there is to be no reversing of vehicles onto Leamington Road.*
- *A strict condition is required to limit the timing of traffic movements to and from the site. Due to frequent congestion on the road, traffic movements should be excluded between 7:30am and 9:30am and 3:30pm and 6:00pm*
- *Reference is made to a Traffic Management Plan, however, this does not appear to have been made available.*
- *Reference to Glasshouse Lane and Crewe Lane within section 4.5 does not appear to tally with this development.*

- (ii) Members NOTED that this Committee has received a copy of a letter sent to the head of the WDC Planning Department on behalf of Residents in Rouncil Lane, Rounds Hill, Sovereign Close and Hunt Paddocks (copies circulated at meeting). The letter concerns the current public consultation by Richborough Estates to develop land east of Rouncil Lane. The residents would like confirmation from WDC that any planning

application will be set aside and only considered following the approval of the new SWLP.

P.466 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place, **on Thursday 26 February 2026 following the Meeting of the Town Council in the Council Chamber, Jubilee House, Smalley Place, Kenilworth.**

The meeting concluded at 8:46pm.

Signed:

Dated: