

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, Smalley Place, commencing 8:21pm, on Thursday 16 April 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.487 APOLOGIES

None.

P.488 DECLARATIONS OF INTEREST

Cllr K Dickson	W/26/0253	Applicant Known	Personal
Cllr A Milton	W/26/0253	Applicant Known	Personal
Cllr N Eaton	W/26/0448	Neighbouring allotment holder	Personal

P.489 MINUTES

The Minutes of the Planning Committee held on 19 March 2026 were moved, seconded, and approved.

P.490 MATTERS ARISING

None.

NEW MATTERS

P.491 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/26/0176 Description: Erection of single storey rear extension, front porch and alterations to elevations. Address: 6 Windy Arbour, Kenilworth, CV8 2AS Applicant: Mr L O'Brien	The Town Council has no reason to object to this application.
Application No: W/26/0253 Description: Erection of single storey front extension and porch, addition of render, alterations to existing garage, change of fenestration, erection of 2no. dormer windows to front elevation and all associated works. Address: 136 Windy Arbour, Kenilworth, CV8 2BH Applicant: Mr & Mrs M Grew	The Town Council has no reason to object to this application.
Application No: W/26/0362 Description: Erection of a two storey rear extension, replacement roof and infill single storey rear extension. Address: 15 Pears Close, Kenilworth, CV8 1BS Applicant: H Best	The Town Council has no reason to object to this application.
Application No: W/26/0420 Description: Replacement of existing conservatory with side and rear extension. Address: 23 Grange Avenue, Kenilworth, CV8 1DD Applicant: Mr R Denton	The Town Council has no reason to object to this application.
Application No: W/26/0448 Description: Outline planning application for up to 180 dwellings to include affordable housing (Use Class C3), and creation of associated vehicular access off Rouncil Lane, parking, landscaping, drainage features, open space, children's play area and associated infrastructure (all matters reserved except for vehicular access off Rouncil Lane). Address: Land East of Rouncil Lane, Kenilworth	Members wish to OBJECT to this application having significant concerns over the location and safety of this site. • The single vehicular entry/exit access is on the blind brow of a hill leading to/from a 40mph road. This road is used heavily by pedestrians, cyclists and horse riders. The size and location of the development proposed will create excessive vehicle movements for the area and put additional strain on the local road network. • Members strongly disagree this is a grey belt site. It is a greenbelt site and there are no exceptional circumstances presented to justify this development.

Applicant: Richborough and Nick Dodd	Members raised further comments/concerns as follows: • This application has not taken account of the approved existing development within the town, and the significant impact an additional site will have on the local infrastructure, particularly for health, education, highways and sewerage. The new secondary school in the town was built to accommodate the town's population based on the last Local Plan. This site is in addition to that and cannot be accommodated within the established educational provision. • Highways have not yet provided an impact report on the area despite this being considered as a strategic development site in the new Local Plan. • Should this application be approved, Members request strict conditions are applied to include: ▪ All footpaths, cycle paths and highways should be complete before any of the properties are occupied. ▪ The current sewerage problem in Rouncil Lane should be addressed and resolved prior to any additional properties joining that section of the network. ▪ All greenspaces within the development should be protected during the development stage and beyond. Protection and long-term maintenance should be ensured by maintaining the spaces to a high standard, suitable for adoption by WDC greenspaces as soon as possible. The woodland and hedgerows should be protected during each phase of the development.
Application No: W/26/0450 Description: Display of 1no. internally illuminated totem sign. Address: Waitrose, 51 Bertie Road, Kenilworth, CV8 1JP Applicant: Omega Signs	The Town Council has no reason to object to this application. Members would be grateful if the applicant would consider the maintenance of the planted area which is the base of the sign location.

P.492 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. Cllr A Marsh was nominated and agreed to represent the Town Council in respect of Application W/26/0448 - Outline planning application for up to 180 dwellings to include affordable housing (Use Class C3), and creation of associated vehicular access off Rouncil Lane, parking, landscaping, drainage features, open space, children's play area and associated infrastructure (all matters reserved except for vehicular access off Rouncil Lane) at Land East of Rouncil Lane, Kenilworth.

P.493 APPEALS - DECISIONS AND NOTIFICATIONS

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 noted that an appeal has been made to the Secretary of State against the decision of Warwick District Council to refuse planning permission.

P.494 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

None.

(3) Others

None.

P.495 CORRESPONDENCE & SPECIAL MATTERS

None.

P.496 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place, **on Thursday 30 April 2026 at 7pm.**

The meeting concluded at 8:45pm.

Signed:

Dated: