

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, Smalley Place, commencing 7:01pm, on Thursday 21 May 2026

PRESENT: Councillor N Eaton (in the Chair from P.509)

Councillors: D A T Bailey, P Jones, A Marsh (substitute for J Payne), A Milton.

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

P.507 ELECTION OF CHAIR

Cllr A Milton nominated Cllr K Dickson to be chair for the forthcoming year. It was duly seconded and:

RESOLVED that Cllr K Dickson be appointed Chair for the ensuing year.

P. 508 ELECTION OF VICE CHAIR

Cllr A Milton nominated Cllr N Eaton to be vice-chair for the ensuing year. It was duly seconded and:

RESOLVED that Cllr N Eaton be appointed vice-chair for the ensuing year.

P.509 APOLOGIES

Cllrs K Dickson, R Minto and J Payne.

P.510 DECLARATIONS OF INTEREST

Cllr P Jones	W/26/0274	Applicant Known	Personal
--------------	-----------	-----------------	----------

P.511 MINUTES

The Minutes of the Planning Committee held on 30 April 2026 were moved, seconded, and approved.

P.512 MATTERS ARISING

None.

NEW MATTERS

P.513 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/26/0274 Description: Erection of single storey rear extension. Address: 4 Woodland Road, Kenilworth, CV8 2FL Applicant: Mr J Bell	The Town Council has no reason to object to this application.
Application No: W/26/0293 Description: Erection of single storey extension to existing garage outbuilding and solar panels added to roof. Demolition and reconstruction of a single storey outhouse at rear of house with brick and timber cladding to external walls, and a flat EDPM single ply roof with solar panels. Erection of single storey sunroom/chalet with dual pitched roof to rear of house with timber boarding external walls and EDPM rubber roof. New 1.8m high timber gates to both Manor Road (north elevation) and Gloster Drive (east elevation). Address: Old Manor, Manor Road, Kenilworth, CV8 2GJ Applicant: Mr J Foster	The Town Council has no reason to object to this application and defers to WDC Conservation Officers.
Application No: W/26/0434 Description: The proposed erection of a single storey front and side extension, enlargement, alteration & extension of existing side roof dormer, addition of 1.no window to north side elevation outrigger, removal of double doors and replacement with 1.no window to rear elevation outrigger, the removal and replacement of 2.no windows/ 2.no doors with 1.no set of bi-folding	The Town Council has no reason to object to this application.

doors to rear elevation and the addition of 2no. windows & 1.no external door to south side elevation. Address: 9 Glebe Crescent, Kenilworth, CV8 1JA Applicant: Ms D Clarke	
Application No: W/26/0443 LB Description: Erection of single storey extension to existing garage outbuilding and solar panels added to roof. Demolition and reconstruction of a single storey outhouse at rear of house with brick and timber cladding to external walls, and a flat EDPM single ply roof with solar panels. Erection of single storey sunroom/chalet with dual pitched roof to rear of house with timber boarding external walls and EDPM rubber roof. New 1.8m high timber gates to both Manor Road (north elevation) and Gloster Drive (east elevation). Address: Old Manor, Manor Road, Kenilworth, CV8 2GJ Applicant: Mr J Foster	The Town Council has no reason to object to this application and defers to WDC Conservation Officers.
Application No: W/26/0459 Description: Erection of two-storey side extension, single-storey rear extension plus porch addition Address: 32 Keeling Road, Kenilworth, CV8 2JP Applicant: Mr R Boyle	The Town Council has no reason to object to this application.
Application No: W/26/0506 Description: Erection of single storey side and rear extension Address: 35 Thornby Avenue, Kenilworth, CV8 2DY Applicant: Mrs F Andrews	The Town Council has no reason to object to this application.
Application No: W/26/0526 Description: Change of use of existing residential garage (Use Class C3) to a dog grooming studio (Sui Generis). Address: 21 Caesar Road, Kenilworth, CV8 1DL Applicant: Pawfect Groom	The Town Council has no reason to object to this application but requests an environmental health assessment is undertaken.
Application No: W/26/0535 LB	The Town Council has no reason to object to this application and defers to WDC Conservation Officers.

Description: Exterior painting to the front elevation, RAL 6003 Olive Green. Address: The Royal Oak, 36 New Street, Kenilworth, CV8 2EZ Applicant: Admiral Taverns	
Application No: W/26/0539 Description: Erection of single storey side extension plus the addition of timber cladding to front elevation, similar to existing. Address: 16 Mill End, Kenilworth, CV8 2HP Applicant: Mr & Mr Jones & Millington	Members DEFERRED consideration of this application due to no documentation being available for review.
Application No: W/26/0540 Description: Alterations and extensions to existing house. Garage extension to north. Detached garage to north/west corner of site. Address: Glyn House, Tainters Hill, Kenilworth, CV8 2GL Applicant: Mr P Stiller	The Town Council has no reason to object to this application.
Application No: W/26/0549 Description: Variation of Condition 2 (Approved Plans) of planning permission W/25/1371 granted on 28.11.2025 to reference new drawing revision for the partial removal of single storey wrap-around side and rear extension, to be replaced with a single storey rear extension and changes to the fenestration of the dwellinghouse. Original description of development: "Erection of single storey wrap-around side and rear extension with render". Address: 13 Mortimer Road, Kenilworth, CV8 1FS Applicant: Joiner	The Town Council has no reason to object to this application.
Application No: W/26/0552 Description: Replacing and raising the ridge of the roof. Erecting a two-storey extension to the rear. Erecting a single-storey extension to the front and a canopy. Converting the garage into habitable space. Alterations to fenestration. Address: 31 Malthouse Lane, Kenilworth, CV8 1AD	The Town Council has no reason to object to this application.

Applicant: Mr J Phillips	
Application No: W/26/0560 LB Description: Display of signage to the front elevation, comprising fascia sign, hanging sign, painted graphic, window manifestations and signage board frames. Address: The Royal Oak, 36 New Street, Kenilworth, CV8 2EZ Applicant: Admiral Taverns	The Town Council has no reason to object to this application and defers to WDC Conservation Officers.
Application No: W/26/0577 Description: Display of signage to the front elevation, comprising fascia sign, hanging sign, painted graphic, window manifestations and signage board frames. Address: The Royal Oak, 36 New Street, Kenilworth, CV8 2EZ Applicant: Admiral Taverns	The Town Council has no reason to object to this application and defers to WDC Conservation Officers.
Application No: W/26/0594 Description: Erection of a single-story rear extension, with a mono-pitched roof incorporating roof-lights, including all associated works. Address: 11 Monmouth Close, Kenilworth, CV8 1LD Applicant: Mr T Folliet	The Town Council has no reason to object to this application.
Application No: W/26/0597 TC Description: Prior approval application under Schedule 2, Part 16, Class A of the GPDO for the proposed installation of a replacement base station which includes a 30m monopole sharable mast, 12no. antennas, 6no. operator cabinets and associated works, following the removal of an existing 15m monopole mast and associated compound. Address: Radio Mast, Bullimore Wood, Leamington Road, Kenilworth CV8 2AA Applicant: Icon Tower Infrastructure Limited	The Town Council has no reason to object to this application.
Application No: W/26/0603 Description: Variation of Condition 2 (approved plans) of planning permission ref: W/25/0840 (Single-storey side and rear extensions,	The Town Council has no reason to object to this application.

two-storey rear extension, rear terrace and associated material alterations. Alteration to front garden driveway and garage. Trees removal) to omit the single storey side extension to the Study 1, proposed swimming pool and link with associated green roofs; reduce length of bedrooms 3 and 4; Omit proposed alterations to existing garage and utility room; addition of a flat roof and covered terrace to the rear. Address: 29 Fieldgate Lane, Kenilworth, CV8 1BT Applicant: Mr & Mrs Boden	
Application No: W/26/0623 Description: Erection of a two-storey rear extension and first floor front, side and rear extensions, addition of skylights, changes to fenestration, creation of a new garden room to the rear of the existing external store and addition of Cotswold stone finish and all associated works. Address: 31 Highland Road, Kenilworth, CV8 2EU Applicant: Mr H Jogia	The Town Council has no reason to object to this application.
Application No: W/26/0625 Description: Proposed two storey side extension, rear extension and forward porch extension. Address: 24 Caesar Road, Kenilworth, CV8 1DL Applicant: Mr J Newbold	The Town Council has no reason to object to this application.

P.514 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

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

P.515 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.516 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

Application: W/25/1543

Description: Proposed new build detached single storey dwelling

Address: Land Rear of 209 Warwick Road, Kenilworth

This application was APPROVED at WDC Planning Committee. KTC had objected.

Members discussed this application and Cllr Marsh fed back from his experience at WDC Planning Committee. Members agreed to reach out to WCC Highways through St Johns Ward Councillors and arrange an on-site meeting prior to the traffic management plan being released. This will be taken forward initially through Cllr Milton.

(2) Withdrawals

None.

(3) Others

None.

P.517 CORRESPONDENCE & SPECIAL MATTERS

None.

P.518 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place, **on Thursday 4 June 2026 following the meeting of the Town Council.**

The meeting concluded at 7:27pm.

Signed:

Dated: