

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

Held at Jubilee House, Smalley Place, commencing 7:01pm, on Thursday 1 October 2026

PRESENT: Councillor K Dickson (in the Chair)

Councillors: D A T Bailey, N Eaton, P Jones, J Payne.

Town Clerk: Miss M Field

Deputy Town Clerk: Miss G Honey

Three members of the public were present.

P.569 APOLOGIES

Apologies received from Cllr A Milton.

Cllr R Minto was absent.

P.570 DECLARATIONS OF INTEREST

None.

P.571 MINUTES

The Minutes of the Planning Committee held on 3 September 2026 were moved, seconded, and approved.

P.572 MATTERS ARISING

None.

NEW MATTERS

P.573 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/26/0979 Description: Erection of two storey side and rear extension, with incorporating a single storey rear extension at rear. Address: 28 Clarendon Road, Kenilworth, CV8 1HZ Applicant: Mr R Hope-Jones	The Town Council has no reason to object to this application.
Application No: W/26/1035 Description: Variation of Condition 2 (approved plans) of planning permission ref: W/25/1283 (Replacement of 3no. first floor single glazed timber sash windows to 3no. double glazed white heritage UPVC 8 over 8 sash windows) to 8 over 8 sash windows with astral bars of 20mm and use of double glazed units (slimline requirements to be removed) Address: 15 Frythe Close, Kenilworth, CV8 2SY Applicant: Mr R Hodgkiss	The Town Council has no reason to object to this application.
Application No: W/26/1037 Description: Demolition of single garage and erection of 1no. self-build dwelling Address: Land adjacent, 29 Southbank Road, Kenilworth, CV8 1LA Applicant: Mr and Mrs J Pitt	Members wish to OBJECT to this application and raised the following comments: • There is a loss of light and amenity for neighbouring properties. • The site sits within a conservation area which is characterised by the large plots and gardens. This development will impact the area and reduce the garden size considerably. • It is not possible for cars to enter and egress the site in a forward gear. This will mean it will be necessary to reverse onto the highway which is highly pedestrianised due to its location.
Application No: W/26/1076 Description: Erection of single storey front and side extension with partially rendered elevations Address: 11 Kinton Road, Kenilworth, CV8 2AW Applicant: Mr & Mrs Castledine	The Town Council has no reason to object to this application.
Application No: W/26/1080 Description: Proposed addition of pitched roof to existing flat roof	The Town Council has no reason to object to this application.

single storey rear extension and flat roof front garage/ porch. Addition of render to dwellinghouse elevation. Address: 7 Leyes Lane, Kenilworth, CV8 2DD Applicant: Mr B Staton	
Application No: W/26/1089 Description: Demolition of existing outbuilding existing used for garage. Erection of single storey wrap around extension to side and rear. Loft conversion. Erection of a front dormer. Installation of solar panels. External insulation with render finish for entire property. Alteration to fenestration. New resin driveway. Erection of 1m high gate to side of property. Address: 61 Common Lane, Kenilworth, CV8 2EQ Applicant: Mr D Pollacco	The Town Council has no reason to object to this application.
Application No: W/26/1137 Description: Proposed alterations/extension to existing single storey side extension including a front extension, alterations/ replacement of the roof including raising the overall height. Various alterations to dwellinghouse fenestration. Address: 29 Moorlands Avenue, Kenilworth, CV8 1HR Applicant: Mr & Mrs Fox	The Town Council has no reason to object to this application.
Application No: W/26/1160 Description: Erection of a detached dwellinghouse Address: Land adjacent to Reservoir House, Crew Lane, Kenilworth, CV8 2LA Applicant: Mr I Simmons	The Town Council has no reason to object to this application.
Application No: W/26/1199 Description: Erection of single storey front extension. Address: 3 Jacox Crescent, Kenilworth, CV8 2NJ Applicant: Mrs J Bowyer	The Town Council has no reason to object to this application.
Application No: W/26/1264 TC Description: Prior approval under Schedule 2, Part 16, Class A of the	The Town Council has no reason to object to this application.

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the erection of a 30 metre mono-pole, supporting 6x antenna, 4x dishes, associated radios (RRUs, MHAs & BoBs) & cabinet, set in a secure fenced compound. Address: Kenilworth Wardens Cricket Club, Glasshouse Lane, Kenilworth, CV8 2AL Applicant: MBNL	
Application No: W/26/1267 Description: Application for Prior Approval for proposed demolition Address: Former Kenilworth Sixth Form, Rouncil Lane, Kenilworth, CV8 1FN Applicant: Mr R Sittambalam	Whilst having no reason to object Members asked for assurance the site would remain secure going forwards.
Application No: W/26/1316 Description: Erection of single storey side and rear extension Address: 23 Dencer Drive, Kenilworth, CV8 2QR Applicant: Mrs E Steel	The Town Council has no reason to object to this application.
Application No: W/26/1331 LB Description: Proposed replacement of existing non original mock double glazed timber windows with timber-framed single glazed sash windows to the North and East elevations Address: Lythe House, 66 High Street, Kenilworth, CV8 1LZ Applicant: Mr and Mrs Davidson / Wilson	The Town Council has no reason to object to this application.
Application No: W/26/1366 Description: Proposed erection of single-storey rear extension to replace existing single-storey rear conservatory (to be demolished). Address: 29 Beehive Hill, Kenilworth, CV8 1BY Applicant: Mr P Thomas	The Town Council has no reason to object to this application.

P.574 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING

Members considered the material reviewed during this meeting. Should member attendance be required on Application No: W/26/1037 this will be determined nearer the time.

P.575 APPEALS - DECISIONS AND NOTIFICATIONS

None.

P.576 PLANNING CONTRARY DECISIONS, WITHDRAWALS AND RELATED MATTERS

Members NOTED the following updates:

(1) Contrary Decisions

None.

(2) Withdrawals

Application No: W/26/1071

Description: Demolition of existing garage to side, with new two storey rear extension and new front door location, with internal alterations.

Address: 222 Warwick Road, Kenilworth, CV8 1FD

Applicant: Mr S Patel

(3) Others

None.

P.577 CORRESPONDENCE & SPECIAL MATTERS

(i) **New Tree Preservation Order**

Tree Preservation Order No: 613

Address: Land formerly known as Kenilworth School, Leyes Lane, Kenilworth CV8 2DE.

It was NOTED that Warwick District Council have made a provisional TPO under Section 198 of the Town and Country Planning Act for five specimens on the previous Kenilworth School site. Members did not wish to raise any objection or comment.

- (ii) The Chair outlined the new planning rules and processes coming into place from 31 October 2026. This was based on a communication received from Head of Planning at Warwick District Council which will be shared directly with Members. The majority of applications will now be decided by Officers. Town and Parish councils no longer have the ability to request an application is brought before the WDC planning committee. It is expected that training will be provided for Members. The Clerk also highlighted a training opportunity provided by ONH Planning Consultants.

P.578 NEXT MEETING

It was NOTED that the next scheduled meeting would be held in Jubilee House, Smalley Place, **on Thursday 22 October 2026 following the Meeting of the Town Council.**

The meeting concluded at 7:24pm.

Signed:

Dated: