

**KENILWORTH TOWN COUNCIL**

**Minutes of the Meeting of the PLANNING COMMITTEE**

**commencing at 7.37 pm on Tuesday 20 May 2008**

PRESENT: Councillor M F Coker (in the Chair from P.323).

Councillors Mrs D R Harrison, S C Harrison, J E Hatfield, Mrs S V Howell, P J Ryan and N J Vincett.

Mr G D Symes - Town Clerk.  
Mrs M Gormley.

One member of the press was present.

P.321 APOLOGIES (AM.15)

Councillors Mrs P M Cain, A J L Cockburn (other business), R I G Davies (other business), Mrs U S Durrant (holiday), Mrs P W Edwards and A J Mobbs.

The Clerk advised that Councillors Mrs A Blacklock, Mrs F G Bunker and G R Illingworth would not serve on the Committee for the 2008 - 2009 Council year due to regulatory constraints imposed by membership of the Warwick District Council Planning Committee.

P.322 ELECTION OF CHAIRMAN

It was proposed by Councillor Vincett, seconded by Councillor Mrs Howell and

RESOLVED that Councillor M F Coker be Chairman for the ensuing year.

P.323 ELECTION OF VICE CHAIRMAN

It was proposed by Councillor Mrs Howell, seconded by Councillor Vincett and

RESOLVED that Councillor P J Ryan be Vice Chairman for the ensuing year.

P.324 DECLARATIONS OF INTEREST

Due to its role as one of the Parish churches and one which a number of Members attended, the extent of declarations required in respect of application W20080658, St Nicholas Parochial Hall, High Street was reviewed. Having considered all the factors and the Standards Board for England guidance, Members considered that, other than for the specific cases noted below, no overall Declaration of Interest was required. However, they directed that this formal note of their deliberations be recorded.

W20080658	Councillor M F Coker	Prejudicial
W20080658	Councillor Mrs D Harrison	Personal
W20080658	Councillor S C Harrison	Personal



Councillor Coker was absent from the Chamber for the duration of the consideration of application W20080658, during which Councillor Ryan presided.

P.325 MINUTES

The Minutes of the Planning Committee Meeting held on 1 May 2008 were agreed a true record and duly signed.

MATTERS ARISING

P.326 It was NOTED that there were no matters arising.

STANDING MATTERS

P.327 PROGRESS REPORT - 'KENILWORTH TOWN CENTRE – A FRAMEWORK FOR IMPROVEMENT' DOCUMENT AND ASSOCIATED MATTERS (See item (2007) P.1156 for earlier items, TC.616, TA.4, P.31, P.44, P.55, P.66, P.77, P.90, P.104, P.129, P.141, P.174, TC.115, F.24, P.186 and P.223)

Councillor Coker advised that Waitrose expected to open in July and would begin internal work in the store on 20/21 June 2008.

Whilst disappointment was expressed regarding the current situation at Abbey End South a formal update from the developers was awaited. Abbey End North was proceeding apace and no changes had been advised.

These updates were NOTED.

NEW MATTERS

P.328 PLANNING APPLICATIONS

Due to declaration of interest in respect of application W20080658 the meeting became inquorate and accordingly the item was deferred until the next meeting.

The decision on application W20080659 was agreed on a 5-2 vote.

It was **RESOLVED** that the Head of Planning be informed that the Committee offered the following observations on the applications relating to the Kenilworth area.

No reason to object:

a. Warwickshire County Council

W181/08CC014, St Nicholas Church of England Primary School, The Blundells, Kenilworth.

b. Warwick District Council

W20080018, W20080610, W20080617, W20080627, W20080645 and W20080646CA, (in respect of which advice had been received that Conservation Area approval was not required)

Objections, comments and observations:

W20080413 KENILWORTH	WAITROSE, TALISMAN SQUARE, WARWICK ROAD. External lighting for the Waitrose site, service roads and car park.	Members COMMENTED that they wished to reinforce the points made when the submission was first considered, that they had no objection in principle subject to the proposal not causing intrusive light pollution to the surrounding residential area, by seeking formal assurance from officers that the design and installation would contain the lighting splays within the site as far as was possible.
W20080553LB KENILWORTH	99 ABBEY END. Form a new doorway between kitchen and dining room.	Members were advised that the application remained invalid and the further information regarding the party wall was still required.  The application was therefore again DEFERRED.
W20080619 KENILWORTH	12 THORNBY AVENUE. Extension to side of property.	Although reduced in size from an earlier application, Members expressed CONCERN at the size of the proposal together with its proximity to the boundary and questioned whether this was appropriate.
W20080636 KENILWORTH	36 FINHAM ROAD Erection of conservatory.	NO ACTION TAKEN. This item was not considered as notification had been received that it had been withdrawn.
W20080658 KENILWORTH	ST NICHOLAS PAROCHIAL HALL, HIGH STREET. Single storey side extension to provide storage to the main hall and a cloakroom. Change of use to	This application was DEFERRED to the next meeting due to the inquiry of the Committee following multiple declarations of interest.

provide a first floor office to let (B1).  
minor adjustment to existing openings to the side and rear of the hall.

W20080659

HOLIDAY INN, 212 ABBEY END.  
2 no Monolith post signs internally illuminated (Item No 1).  
2 No Sets of individual letters and logos internally illuminated (Items 02 and 03).  
3 No Logos internally illuminated (Items 04, 09, and 11).  
1 No post sign externally illuminated (Item No 10).  
1 No set of individual letters internally illuminated (Item No 12)

Members OBJECTED to this application on the grounds that, whilst they accepted brand signs, these should be sympathetic to this area and entrance to the town.

They considered that the colour, design and size of the Holiday Inn and Starbucks designs were an eyesore in area where sensitive regeneration was underway; it was felt that the design should be adjusted to suit the locality.

W20080663  
KENILWORTH

29 GARLICK DRIVE  
Erection of rear ground floor extension to rear of house.

Members COMMENTED that they could not be certain from the available plans whether the 45° rule had been breached. They sought confirmation from officers in this regard otherwise they had no reason to object.

W20080668  
KENILWORTH

38 PRIORSFIELD ROAD  
Loft conversion.

Members expressed CONCERN:

1. At the raising of the roof line which adversely affected the symmetry of the building when viewed against neighbouring properties.
2. At the visual impairment caused to the neighbouring property.
3. That the design overlooked the neighbouring property and was therefore unneighbourly.
4. That the dormer width was excessive.

If an invitation to speak at a Warwick District Council Planning Committee meeting was received in respect of application W20080659 it was envisaged that, on the basis of the response and information currently available, it would be declined.

Should representation be invited or considered essential in respect of any other of the above stated applications when they came before Warwick District Council, then nominations would be made prior to the designated determination hearing.

P.329 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING  
(P.67, P.105, P.224, P.233 and P.237)

It was NOTED that application W20080508, 23 Harlech Close was due to be determined by the District this evening and that next scheduled District meeting thereafter was on 18 June 2008.

P.330 APPEAL NOTIFICATIONS AND DECISIONS

Members were advised that there was one item, an Enforcement Appeal Notification in respect of 52 Rawnsley Drive concerning the erection of a timber post picket fence without prior planning permission. The appeal would be dealt with on the basis of written statements with a deadline for the receipt of comments of 11 June 2008.

This item was NOTED.

P.331 CONTRARY DECISIONS AND WITHDRAWALS

a. Contrary Decisions. It was NOTED that two Contrary Decisions had been received:

- i. W20080330, 35 CASTLE HILL  
Demolition of existing extensions and out buildings and erection of extensions to sides and rear.

Warwick District Council had GRANTED the application.

- ii. W20080459, 11 CASHMORE ROAD.  
Erection of first floor side extension.

Warwick District Council had REFUSED the application.

b. Withdrawals. It was NOTED that there were no items for consideration within this category.

GENERAL PLANNING CORRESPONDENCE

P.332 WARWICK DISTRICT COUNCIL – RESIDENTIAL DESIGN GUIDE LAUNCH

The invitation to send a single representative to the launch of the District Council's Residential Design Guide and Urban Conservation Area Statements in the Royal Pump Rooms, Royal Leamington Spa at 12 noon on Friday 20 June 2008 was considered.

It was:

RESOLVED that Warwick District Council be advised that Councillor P J Ryan would be this Council's nominated representative at the launch of the Residential Design Guide

P.333 PRE-APPLICATION CONSULTATION – CELL 20308 KENILWORTH FROM O2 (UK) LIMITED: PROPOSED ELECTRONIC COMMUNICATIONS BASE STATION AT THE DE MONTFORT HOTEL, ABBEY END.

Members felt that the proposal was in line with Members oft expressed wishes that the existing site should be further utilized in accord with national policy and were pleased that, after previous consideration of this site having proved unsuccessful, it was now available and could be utilized under Permitted Development rules.

On the basis of the information supplied, Members therefore supported the proposal as described. The consultancy acting on behalf of O2 would be advised accordingly.

P.334 WEST MIDLANDS REGIONAL SPATIAL STRATEGY – PHASE TWO REVISION DRAFT SUBMISSION

Following a review of the current situation it was NOTED that the consultation on the above had been extended to 8 December 2008. This was to allow for examination of a further report into the delivery of higher housing numbers, which was being prepared by consultants at the behest of the Government Office for the West Midlands, but would not be available until the first week of October 2008.

P.335 WARWICK DISTRICT COUNCIL CORE STRATEGY – OPTIONS PAPER

Members reviewed the Core Strategy documentation and concurred that this would be examined by the dedicated Working Party.

As the dateline for the submission of responses was 10 July, and in the light of likely further changes to the Regional Spatial Strategy it was felt that the opportunity should be taken to obtain an updated briefing from the specialist staff at the District.

It was:

RESOLVED that the Core Strategy Options Paper be referred to the dedicated Working Party and that an updated presentation from the District Council be sought subject to time and availability constraints.

P.336 NEXT MEETING

It was NOTED that the next scheduled meeting of the Planning Committee would be held on Thursday 5 June 2008.

The meeting concluded at 8.15 p.m.

**Signed .....**

**Dated.....**