

**KENILWORTH TOWN COUNCIL**

**Minutes of the Meeting of the PLANNING COMMITTEE**  
**commencing at 7.00pm on Thursday 24 April 2008**

PRESENT: Councillor Mrs S V Howell (in the Chair).

Councillors Mrs P M Cain, M F Coker, R I G Davies, Mrs U S Durrant, Mrs P W Edwards, Mrs D R Harrison, S C Harrison, J E Hatfield, P J Ryan and N J Vincett.

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

One member of the press was present.

Councillors G R Illingworth and D J Shilton were in attendance.

P.299 APOLOGIES

Councillor A J L Cockburn (other business) and A J Mobbs (other business).

P.300 DECLARATIONS OF INTEREST

W20080532      Councillor P J Ryan      Prejudicial

P.301 MINUTES

The Minutes of the Planning Committee Meeting held on 10 April 2008 were agreed a true record and duly signed.

MATTERS ARISING

P.302 It was NOTED that there were no matters arising.

STANDING MATTERS

P.303 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*)

It was NOTED that all updates had been covered in recent meetings.

NEW MATTERS

P.304 PLANNING APPLICATIONS

The decision on application W20080508 was carried on majority vote, with two abstentions.

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:

W20080496, W20080504, W20080510, W20080532, W20080536 and W20080542.

Objections, comments and observations:

W20080091 KENILWORTH (additional information).	1-7 ABBEY END Change of use of ground floor retail units from A1 to A1 and A4 (drinking establishments).	Members continued to OBJECT strongly to the proposed A4 change of use element of the application on a number of issues:  1. The regeneration of the town centre was approved primarily and centred upon the enhancement of the retail shopping aspects.  2. The plans for the site were seen as an integral and key measure to attract and develop footfall for retail purposes in the whole of Abbey End. Preservation of the retail frontages was therefore seen as crucial to the regeneration of the town centre.  3. The shift from retail to catering and drinking premises is producing a situation where many of these establishments were either closed or operating at a low level during the day, with a negative impact on footfall. It was also producing an inappropriate image of the area which would now be the key square within the town as Talisman Square was lost as part of the redevelopment of that site.  4. There were residential areas
---	---	---

above the Abbey End facilities and the extension of the numbers of premises operating in the evening could create nuisance and noise issues for these residents.

W20080508 KENILWORTH	23 HARLECH CLOSE Proposed single storey extension to side of existing dwelling to form study/playroom and wc/shower room with entrance formed from existing kitchen. Existing garage to rear of property to be converted to form new bathroom.	Members OBJECTED to the proposal on the grounds that:  1. They considered it to be detrimental to the street scene due to the creation of a terracing effect in a row of semi-detached properties.  2. It was unneighbourly.
-------------------------	---	--

W20080517LB KENILWORTH	2 FIELDGATE LANE Alterations to ground floor cloakroom window and surrounding area of wall.	Members COMMENTED that they had no objections in principle but requested planning officers to ensure that the new window fully conformed to the policies applicable to this Listed Building situated in a prominent position within the Conservation Area.
---------------------------	--	--

If an invitation to speak at a Warwick District Council Planning Committee meeting was received in respect of application W20080508 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.305     ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING  
(P.67, P.105, P.224, P.233 and P.237)

Councillor Ryan would be representing this Council at the hearings regarding applications W20080091 (1-7 Abbey End) and W20080304/0302LB, 17 Castle Hill on 30 April 2008; he would be speaking against both submissions.

It had been advised that applications W20080330 - 35 Castle Hill, W20080371 - 1 Park Close and W20080462 - 60 Rouncil Lane were also scheduled to be determined at the

meeting on 30 April 2008. There would be no representation from this Council in respect of those applications.

P.306 APPEAL DECISION

Formal confirmation was given of the advice, previously circulated in full to all Council Members, of the Planning Inspectorate's decision to DISMISS the following appeal:

W20070646TC - Telecommunications base station highway verge on the western side of Crackley Lane.

Comprising of 15m high furniture monopole with shrouded antennas and associated equipment.

Following a short review of the reasons why the appeal was dismissed that matter was NOTED.

P.307 CONTRARY DECISIONS AND WITHDRAWALS

Members were advised that no decision had been received, which was NOTED.

P.308 GENERAL PLANNING CORRESPONDENCE

The Clerk confirmed that there were no items to be considered under this heading, which was NOTED.

P.309 NEXT MEETING

It was NOTED that the next scheduled meetings of the Planning Committee would be held on Thursday 1 May 2008 and Tuesday 20 May 2008.

The meeting concluded at 7.19 p.m.

**Signed .....**

**Dated.....**

