

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

commencing at 7.00 pm on Thursday 28 February 2008

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

Councillors Mrs P M Cain, R I G Davies, Mrs U S Durrant, Mrs D R Harrison, S C Harrison, J E Hatfield, A J Mobbs and N J Vincett.

Mr G D Symes - Town Clerk.
Mrs M Gormley (staff training).

One member of the public was present.

A safety briefing was given to all present.

P.255 APOLOGIES

Councillors A J L Cockburn, M F Coker, Mrs P W Edwards (other Council business) and P J Ryan (Mayoral duties).

P.256 DECLARATIONS OF INTEREST

W20080206	Councillor R I G Davies	Personal
W20080213	Councillor R I G Davies	Personal
W20080213	Councillor N J Vincett	Personal
W20080223	Councillor Mrs P M Cain	Personal
W20080223	Councillor R I G Davies	Personal
W20080223	Councillor Mrs U S Durrant	Personal
W20080223	Councillor N J Vincett	Personal

Members noted that application W20080223, in respect of Tree Tops, 21 Manor Road Kenilworth CV8 2GJ had been submitted by a Member of this Council but who did not serve on the Kenilworth Town Council Planning Committee.

Having considered all the factors and the Standards Board for England guidance, Members considered that, other than the specific cases noted above, no overall Declaration of Interest was required. However, they directed that this formal note of their deliberations be recorded.

P.257 MINUTES

The Minutes of the Planning Committee Meeting held on 14 February 2008 were agreed a true record and duly signed.

MATTERS ARISING

P.258 It was NOTED that there were no matters arising.

STANDING MATTERS

P.259 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)

Following the recent meeting of the Town Centre Steering Group, Councillor Vincett advised there were a limited number of updates to report.

- The Waitrose development was progressing well and currently ahead of programme. If it was proposed to open the premises earlier than scheduled then dovetailing of the road changes and Severn Trent workings would be required.
- The Abbey End North development had slipped back due to problems with roofing and window materials. The full opening date was now seen as late summer or early autumn.

These updates were NOTED.

NEW MATTERS

P.260 PLANNING APPLICATIONS

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:

W20080134, W20080139, W20080155, W20080157, W20080201, W20080206, W20080213, W20080223 and W20080224.

Objections, comments and observations:

<p>W20080162 KENILWORTH</p>	<p>11 NEWFIELD AVENUE Replace existing 1 metre fence with a 2 metre fence.</p>	<p>Members OBJECTED to the proposal on the grounds that:</p> <ol style="list-style-type: none"> 1. They considered the size and position of the fence would adversely affect the surrounding area and street scene. 2. The application was considered unneighbourly by virtue of its height.
---------------------------------	--	--

Members commented that their objection might be mitigated if the fence was set further back from the boundary and reduced in height.

W20080209
KENILWORTH

8 GLOSTER DRIVE
Erection of two storey
side extension & single
storey rear extension.

Members OBJECTED to the
application on the grounds that:

1. The extension at the rear was unneighbourly by being too close to No 6. The potential for overlooking the neighbouring property might be tempered by the topography, but this was not clear from the plans. Members asked that the planning officers closely examine the potential for overlooking.
2. There is a serious reduction in the Separation Distance.
3. The proposal overly eroded the green spaces/ gardens.

If the District Council is minded to approve the application then Members reiterated their concerns made in connection with a previous application regarding the continuing protection of a mature Cypress Tree and would wish to be reassured that this would not be damaged, during or as a result of, the development.

Members agreed that, on the basis of the information currently held, speakers were not required to cover the hearing of applications W20080162 and W20080209 if and when they were considered by the District Council Planning Committee.

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

P.261 ATTENDANCE AT WARWICK DISTRICT PLANNING COMMITTEE MEETING
(P.67, P.105, P.224, P.233 and P.237)

Members NOTED that the next meeting was on 12-13 March 2008 and that no details were currently held regarding the items likely to be considered by the District Council Planning Committee

P.262 APPEALS

a. Notifications

Members were advised of two appeal notifications.

- i. W20071270, 64 Malthouse Lane.

Erection of rear roof extension & dormer to existing bedroom.

- ii. W20071785, 15 Highland Road.
Erection of two storey front extension. Extension to basement garage/store and construction of new front dormer.

b. Decisions

Formal notification had been received of three appeal decisions

- i. W20061111, Crackley Hall School.
Demolition of former chapel and erection of new sports/assembly hall.

The Planning Inspector had ALLOWED the appeal.
- ii. W20071136, 12 Hawkesworth Drive.
Change of use from single house to one apartment and one flat.

The planning Inspector had DISMISSED the appeal.
- iii. W20071396, Warwick Road Filling Station.
Two internally illuminated six sheet display units. Measuring 1.3m x 2.5m.

The Planning Inspector had DISMISSED the appeal.

These updates were NOTED.

P.263 CONTRARY DECISIONS AND WITHDRAWALS

It was NOTED that no submissions had been received under either category.

GENERAL PLANNING CORRESPONDENCE

P.264 It was NOTED that no correspondence had been received under this heading.

NEXT MEETING

P.265 It was NOTED that the next scheduled meeting of the Planning Committee would be held on Thursday 13 March 2008.

The meeting concluded at 7.21pm.

Signed

Dated.....