

**KENILWORTH TOWN COUNCIL**

**Minutes of the Meeting of the PLANNING COMMITTEE**  
**commencing at 8.05 pm on Thursday 5 June 2008**

PRESENT: Councillor P J Ryan (in the Chair).

Councillors Mrs P M Cain, A J L Cockburn, M F Coker Mrs U S Durrant, Mrs P W Edwards, Mrs D R Harrison, S C Harrison, J E Hatfield and N J Vincett (from 8.13pm).

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

One member of the press was present and one member of the public for a portion of the meeting.

P.337      APOLOGIES

Councillors R I G Davies (holiday), Mrs S V Howell (other business) and A J Mobbs (other business).

P.338      DECLARATIONS OF INTEREST (P.324)

Further to the previous meeting and the notes regarding the extent of declarations required in respect of application W20080658, St Nicholas Parochial Hall, High Street was reviewed and reconfirmed. Members considered that, other than for the specific cases noted below, no overall Declaration of Interest was required. However, they directed that their deliberations be noted.

W20080658	Councillor M F Coker	Prejudicial
W20080658	Councillor Mrs D Harrison	Personal
W20080658	Councillor S C Harrison	Personal
W20080706	Councillor P J Ryan	Prejudicial
W20080706	Councillor M F Coker	Prejudicial

Members who had declared a prejudicial interest were absent from the Chamber during the discussion on those items; the Mayor replaced Councillor Ryan as Chair during the discussion of W20080706.

P.339      MINUTES

The Minutes of the Planning Committee Meeting held on 20 May 2008 were agreed a true record and duly signed.

MATTERS ARISING

P.340      It was NOTED that there were no matters arising.

## STANDING MATTERS

- P.341 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, TC.192, F.24, P.186, P.223, P.246, P.259, P.270, P.281, P.292, P.303, P.314 and P.327)

Councillor Coker advised Members of the following updates:

- The one way street system was in operation.
- Waitrose was on schedule, a manager had been appointed and an official opening date would to announced shortly.
- Talisman Square/Place. Some delays reported but the south end was expected to be completed in July; the canopy would be cut-off progressively during June.
- Abbey End South the change of use for the retail units might go to Appeal.
- Abbey End North was progressing and the Peach Pubs Almanac Restaurant was scheduled to open on 21 July 2008.
- Ego a new Mediterranean restaurant would be opening at 29 Talisman Square shortly.
- Holiday Inn, formerly the De Montfort was expected to open in July 2008.
- Public Service Centre. Discussions were underway on a new scheme, which would be put forward at a meeting of the Kenilworth Public Service Centre group next week.
- Budgens. There were understood to be a number of offers under discussion for the site.
- Severn Trent was approximately two weeks ahead of schedule on the sewer work in the Warwick Road.
- Warwickshire County Council is planning to resurface the road in and around the Clock Tower area towards the end of September.

The Chairman thanked Councillor Coker for these updates, which were NOTED.

## NEW MATTERS

- P.342 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:

Warwick District Council

W20080658, W20080680, W20080694, W20080695LB, W20080706, W20080731, W20080746, W20080747, W20080755, W20080760, W20080786, W20080790, W20080795LB, W20080802, W20080803 and W20080805.

Objections, comments and observations:

W20080553LB KENILWORTH	99 ABBEY END. Form a new doorway between kitchen and dining room.	Members were advised that the application remained invalid and that the information regarding the party wall was still outstanding.
---------------------------	--	---

The application was therefore again DEFERRED.

W20080725 KENILWORTH	8 SEEKINGS DRIVE Front conversion of garage to living accommodation, to create "granny flat". Creation of replacement garage adjacent, creation of front porch. Rear, extension of kitchen/diner & extension of dining room.	Members COMMENTED that if officers were minded to grant the application then such approval should include a condition that the consent was confined to the existing residents and not the property.
-------------------------	---	---

W20080750 KENILWORTH	9 SCHOOL LANE Proposed revisions to building as previously approved including increase in roof height and eaves overhang, glazed French doors to lower ground floor and alterations to internal layout.	See also W20080759  Members expressed concern over the continuing piecemeal planning applications relating to this site and OBJECTED to this application.
-------------------------	--	---

Members revisited their earlier objections and drew planning officer's attention to the history of the development, notably Warwick District Council's refusal of the original 9 dwelling application.

They further considered that this application, coupled with the change of use application, effectively added an additional property contrary to the

approval by Warwick District Council of the 8 dwelling proposal.

Members also had strong reservations over the now reduced car parking and amenity provision for the site. This was a significant consideration in the original application, particularly as the building was then stated as constituting a car port for two cars.

W20080759 9 SCHOOL LANE  
KENILWORTH Proposed change of use of detached outbuilding to self contained visiting guest annexe for the use of friends and families of the residents of Pepper Lane.

See also W20080750

Members expressed concern over the continuing piecemeal planning applications relating to this site and OBJECTED to this application.

Members revisited their earlier objections and drew planning officer's attention to the history of the development, notably Warwick District Council's refusal of the original 9 dwelling application.

They further considered that this application, coupled to the revisions to the building application, effectively added an additional property contrary to the approval by Warwick District Council of the 8 dwelling proposal.

Members also had strong reservations over the now reduced car parking and amenity provision for the site. This was a significant consideration in the original application, particularly as the building was then stated as constituting a car port for two cars.

If an invitation to speak at a Warwick District Council Planning Committee meeting was received in respect of applications W20080750 and W20080759 Members agreed that Councilor P J Ryan would represent this council.

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

It was NOTED that the next scheduled District Planning Committee Meeting was on 18 June 2008; no details were to hand reading any items affecting this Council.

P.344 APPEAL DECISION

Members were advised there was one item under this heading:

W20071270, 64 MALTHOUSE LANE.

Erection of a rear roof extension and dormer to existing bedroom.

It was noted that the appeal had been GRANTED.

P.345 CONTRARY DECISIONS

It was NOTED that one Contrary Decision had been received:

W20080508, 23 HARLECH CLOSE.

Erection of a single storey extension to side and conversion of existing garage to rear of property.

Warwick District Council had GRANTED the application.

P.346 WITHDRAWALS

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

GENERAL PLANNING CORRESPONDENCE

P.347 It was NOTED that no matters of correspondence had been received.

P.348 NEXT MEETING

It was NOTED that the next scheduled meeting of the Planning Committee would be held on Thursday 19 June 2008.

The meeting concluded at 8.40 p.m.

**Signed .....**

**Dated.....**