

KENILWORTH TOWN COUNCIL

Minutes of the Meeting of the PLANNING COMMITTEE

commencing at 7.50pm on Thursday 13 March 2008

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

Councillors Mrs P M Cain, M F Coker (from 7.55pm), R I G Davies, Mrs U S Durrant, Mrs D R Harrison, S C Harrison, A J Mobbs, P J Ryan and N J Vincett.

In attendance: Councillor D J Shilton (to Item P.270 (inclusive) only).

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

No members of the Public or the Media were present.

P.266 APOLOGIES

Councillors A J L Cockburn (other Council business), Mrs P W Edwards (holiday), J E Hatfield (School Governors Meeting).

P.267 DECLARATIONS OF INTEREST

No declarations were submitted.

P.268 MINUTES

The Minutes of the Planning Committee Meeting held on 28 February 2008 were agreed a true record and duly signed.

MATTERS ARISING

P.269 It was NOTED that there were no matters arising.

STANDING MATTERS

P.270 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*)

To keep all Members fully informed, Councillor Vincett briefly advised the following updates:

- The Waitrose development remained ahead of programme and an earlier opening than scheduled was possible, with July being mentioned.

- The Abbey End North development was approximately 8 weeks behind schedule. The problems with the various suppliers had been resolved and the programme was now moving forward.
- Two of the nationally known companies with premises in the Talisman Square complex were not yet fully on board with the proposed expansion of their sites.
- The possibility of removing the canopy in Talisman Square during the silent hours was being explored, subject to noise constraints.
- The overall Severn Trent programme was on schedule, although there were marginal slippages on certain aspects and Station Road is at least 7 weeks behind schedule but Waverley Road was ahead of schedule.

It was separately advised that it was expected that the Peach Bar would open in June 2008 and that following the recent fire Woolworths might be closed for 5 weeks.

Councillor Shilton expressed concern that the town centre road closures were impacting adversely upon other areas of the town generally, but in particular the Park Hill crossroads was experiencing major problems with complete gridlock at busy times. Members concurred, also commenting upon the impact of the works on Gibbet Hill and Common Lane which was also rippling through the town, with Tainters Hill was also suffering severe congestion at peak times. Problems were also cited elsewhere where motorists were taking alternative routes as they tried to avoid the delays.

In addition Councillor Ryan expressed concern at the imminent closure of Bertie Road at the junction with Station Road. Councillor Ryan considered that access to the doctor's surgery, the nursery school and the sheltered accommodations was essential and closure for even one day would be unacceptable

Councillor Mobbs informed Members that at a recent meeting he had attended, the Severn Trent Project Engineer had advised that Station Road would be open by the end of the month.

Following a lengthy debate on the increasing congestion in local roads, which had also been exacerbated by the M40 closure and the wartime bomb incident in Coventry, it was felt that the situation provided a foretaste of what would happen when the Waitrose store was open and if all the highways measures were not fully in place. Concern was expressed also over these issues.

However, this matter could not be fully explored in the current forum so it was concurred that a full situational update would be obtained from the various interested parties and pursued further outside of the meeting. In this context, Councillor Vincett agreed to speak to Councillor Illingworth, one of this Council's representatives on the Severn Trent Liaison Group.

Prior to the Chair concluding the debate, Councillor Mobbs updated Members on the recent '*Count on Kenilworth*' meeting. The launch date for the A3 size magazine would be 14 April 2008, with a 20,000 print run planned. Items would include maps, routes, interviews with retailers and forthcoming events.

These updates were then NOTED.

NEW MATTERS

P.271 PLANNING APPLICATIONS

Application W20080284 covering 28 Lulworth Grove was the subject of considerable debate. A motion to object to the application was defeated by 5 votes to 4 votes.

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:

W20080162 (amendment), W20080222, W20080225LB, W20080232, W20080235, W20080242, W20080248, W20080250, W20080255, W20080262, W20080276, W20080277LB, W20080281, W20080284, W20080287LB, W20080288 and W20080310.

Objections, comments and observations:

W20080238 33 TOWERS CLOSE
KENILWORTH Erection of a
 conservatory to the rear
 of the property.

Members COMMENTED that the plans and supporting data appeared to show conflicting information. As a result they could not ascertain definitively whether the 45° ruling had been breached.

Members therefore sought guidance from the officers regarding the 45° situation.

W20080302LB/ 17 CASTLE HILL
W20080304 Erection of
KENILWORTH conservatory.

Members OBJECTED to the application on the grounds that:

1. The proposal was inappropriate development in a very special portion of the Conservation Area.
2. It would create a precedent for similar applications and alter the unique character of the site.

W20080307LB 26 CASTLE HILL
KENILWORTH Relocation of existing
 bathroom from rear
 single storey (non
 original) extension to a

Members COMMENTED that they had no objections in principle, providing the proposal did not adversely affect the integrity and status of this Listed Building.

rear first floor room;
demolition of a stud
wall within the
extension: installation
of a kitchen to this
space, replacement of a
beam to the cellar and
miscellaneous internal
alteration/repairs.

W20080315
KENILWORTH

12 THORNBY
AVENUE
Two storey extension to
side.

Members OBJECTED to the
application on the grounds that:

1. They considered the proposed development to be un-neighbourly.
2. It overlooked the neighbouring properties.
3. It constituted loss of amenity to the neighbours, notably to No 10 Thornby Avenue.
4. The extension was in too close proximity to No 10 Thornby Avenue.

If an invitation to speak at a Warwick District Council Planning Committee meeting in respect of those applications listed above to which this Council had OBJECTED it was envisaged that, on the basis of the information currently available, the response would be:

W20080302LB/0304	17 Castle Hill	Councillor Ryan.
W20080315	12 Thornby Avenue	No representation.

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.272 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 9 & 10 April 2008 and that no details were currently held regarding the items to be considered by the District Council Planning Committee

P.273 APPEALS

The Chair advised that she and Councillor Mrs Cain were amongst those that had attended the Planning Inspectorate Informal Hearing held on 11 March 2008 into the appeal submitted upon application W07/0646TC by O2 UK Ltd.

The Inspectorates ruling and report on the erection of a 15m high Mast at the highway verge on Crackley Lane was expected to be available in 6 weeks time.
This update was NOTED along with advice that no other matters relating to appeals had been received.

P.274 CONTRARY DECISIONS AND WITHDRAWALS

One contrary decision had been notified;

W20080065, Hobournes, Upper Spring Lane.

It was NOTED, following examination of all the factors affecting the decision that Warwick District Council had REFUSED the application.

GENERAL PLANNING CORRESPONDENCE

P.275 It was NOTED that no items had been received under this heading.

P.276 NEXT MEETING

It was NOTED that the next scheduled meeting of the Planning Committee would be held on Thursday 27 March 2008.

The meeting concluded at 8.28pm.

Signed

Dated.....