



BURTON GREEN PARISH COUNCIL



MINUTES

of the meeting of the **Planning Committee** held in Burton Green Village Hall, Red Lane at 7:00pm on **28th April 2025**.

Present: Councillors Gibbs (Chairman), McColl, Deeley, Taylor and the Clerk (Helen du Bois).

Public: None

No.	
1.	Apologies for absence
	The Council had received apologies from Cllrs Aizlewood and Webster which were accepted.
2.	Declaration of Interests
	None.
3.	To approve the minutes of the Planning Committee meeting held on 11th March 2025
	The minutes were approved and signed without amendment.
4.	Public participation
	None.
5.	To consider the following planning applications:
5.1	W/25/0548/HS2 Description: Plans and Specifications submission under Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 for works comprising: Engineering earthworks on both sides of the tracks to form a railway cutting (Roughknowles Wood Cutting) with a maximum depth of 13.6m below existing ground level; - Earthworks to form the platform for a GSM-R compound (to be consented separately); - Landscape earthworks to form landscape bunds alongside the railway cutting; - Minor earthworks to form drainage ditches; - Minor earthworks to form maintenance access strips, HS2 vehicular access and footpath W167 diversion; and - Vehicle Restraint Systems (VRS) west of the cutting along sections of the HS2 vehicular access. Location: Land at Crackley Lane , Burton Green, Kenilworth BGPC comment: NEUTRAL
5.2	W/24/0454 Description: Demolition of the existing dwelling and the subsequent erection of 4 dwellings with associated works to access, landscape and parking. Location: Meadow View, 8 Hob Lane, Burton Green, Kenilworth, CV8 1QB Comments by 29/4/25 BGPC comment: OBJECTION with the following comments: <i>1. Effects on neighbouring properties: the proposal to remove a mature row of trees and hedgerow will have a direct impact on the privacy of neighbouring properties.</i>



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	<p>2. The Council are concerned about the economical impact, including potential closure, that construction of the properties may have on the nearby equestrian businesses which share access via the track and the likelihood of noise causing distress to the horses.</p> <p>3. The width of the single-track road to the proposed development is less than 4m in places and is not wide enough for two cars to pass routinely. In the short term there are concerns about how construction vehicles will navigate to the site, with longer-term concerns about the inevitable increase in residential traffic on the narrow track - vehicles having to wait on and/or reverse back onto Hob Lane.</p> <p>4. The Council has been informed that the track is too narrow for WDC's waste vehicles to use so bins would have to be collected from the entrance off Hob Lane - but with no area to place the much larger number of bins without blocking the pavement (note that this part of Hob Lane is used for school drop-off/pick-up so will have children attempting to walk past). Also, it is felt that it is not appropriate for a proposed bin store to be located so close to the boundary of a neighbouring property.</p> <p>5. The Council still considers this amended proposal to be over development rather than limited infill and that the density of this development is out of keeping with neighbouring properties and the rural surroundings.</p> <p>6. The Council also has concerns about how the proposed drainage and sewage systems will function given that the existing ditch system already occasionally floods onto the road (especially problematic with freezing in winter).</p>
6.	Close
	The meeting closed at 7.35pm

Signed: _____
Cllr Gibbs, Chairman

Date: _____