



**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**  
**HELD ON 22nd APRIL 2021.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Jennifer McAllister (Vice Chair), David Brunson, Mubarik Chowdry, Amanda Stevens, Janet Alty, Navdeep Kaur Atwal and Nick Wilkins

Apologies: Councillor Julija Boulton (Chair)

**145. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS**

There were none.

**146. PUBLIC FORUM**

No representations.

**147. MINUTES**

The Minutes of the Planning Committee held on 1<sup>st</sup> April 2021, having been circulated, were considered.

**RESOLVED** that the Minutes of the Meeting of the Planning Committee held on 1<sup>st</sup> April 2021 are confirmed and signed as a correct record.

**148. PLANNING APPLICATIONS**

Consideration was given to a schedule of planning applications (Report No. 6).

**RESOLVED** that no objections are raised to the planning applications in the schedule (Report No. 6), with the exception of the following which were discussed in greater detail:

W/21/0122                      British Heart Foundation                      Proposed display of non-  
illuminated fascia panel signage                      79 Regent Street CV32 5DX

**RESOLVED** that the Town Council reiterates its objection to this application as to application W/21/0117LB - the proposed bright red fascia sign is not in keeping with the surrounding street scene and shopfronts. The current fascia sign is cream with red writing - could this colour way be renewed?

W/20/2180                      Ola Odunsi                      Residential development consisting of  
Proposed conversion and roof extension of 2 storey offices into 5 no.flats at 61 Bedford  
Street and proposed conversion of upper 3 stories above the shop into a 4 bedroom dwelling  
at 116 The Parade to create a total of 6 residential units                      61 Bedford Street and  
116 Parade CV32 4AQ

**RESOLVED** that the Town Council wishes to submit a holding objection to this application until comments are received from Conservation, Environmental Health, Contract Services and Community Safety. Until then, there is insufficient information for us to make an informed judgement.

The Town Council notes no cycle storage is shown on the drawings and is unsure if the bin provision/storage is adequate for the proposed development. Also noted is the fact that the proposed flats' layouts do not mirror each other, giving rise to the potential for unacceptable noise impacts on future residents' amenity.

The Town Council is supportive of brownfield/town centre redevelopment and repurposing of properties but would like to be assured that these proposals are acceptable in terms of noise, bins, cycle storage and future residents' amenity.

W/20/2181LB                      Ola Odunsi                      Internal and external alterations to facilitate residential development consisting of Proposed conversion and roof extension of 2 storey offices into 5 no.flats at 61 Bedford Street and proposed conversion of upper 3 stories above the shop into a 4 bedroom dwelling at 116 The Parade to create a total of 6 residential units 61 Bedford Street and 116 Parade CV32 4AQ

**RESOLVED** that the Town Council wishes to submit a holding objection to this application until comments are received from Conservation, Environmental Health, Contract Services and Community Safety. Until then, there is insufficient information for us to make an informed judgement.

The Town Council notes no cycle storage is shown on the drawings and is unsure if the bin provision/storage is adequate for the proposed development. Also noted is the fact that the proposed flats' layouts do not mirror each other, giving rise to the potential for unacceptable noise impacts on future residents' amenity.

The Town Council is supportive of brownfield/town centre redevelopment and repurposing of properties but would like to be assured that these proposals are acceptable in terms of noise, bins, cycle storage and future residents' amenity.

W/20/1648                      Mr Inaki Barroso                      Single storey and two storey rear extension                      181 Kinross Road CV32 7ET

**RESOLVED** that raise an objection to this application as the 45 degree line to no 179 Kinross Rd is breached from the closest proposed first floor window on this site.

W/21/0213.                      P Mackenzie                      Construction of 2no. apartments and associated works on land to the r/o 138 - 142 Rugby Road, Leamington Spa 138 Rugby Road CV32 6DS

**RESOLVED** that no objection is raised subject to no objection from WCC Highways.

The Town Council supports the condition proposed by the Tree Officer re future protection of retained trees on site and would very much like to see cycle parking and electric vehicle charging points installed as part of this development now - not just the scope for such to be installed in the future.

W/20/2170                      S Singh                      Erection of two storey front extension, first floor side extension and garage enlargement                      35 Beverley Road CV32 6PH

**RESOLVED** that no objection is raised.

W/21/0115                      Mr Mark Griffin                      Application to retain the render applied to  
the front and rear elevations of dwellinghouse (Resubmission of application W/20/0729)  
4 Risdale Close CV32 6NN

**RESOLVED** that no objection is raised

W/21/0590                      n/a                      Outline planning application for a residential  
development of up to 200 dwellings with associated access, landscaping and public open  
space                      Land South of Chesterton Gardens

**RESOLVED** that the Town Council would like to raise an objection to this application and wholly supports all comments from Whitnash Town Council.

The reasons for refusal of the original application do not appear to have been addressed i.e. access into and out of the proposed estate via the single road and traffic/air quality impacts on this area of the one road access. Future alternative access via Campion School cannot be taken into consideration until secured. This key issue needs to be resolved satisfactorily ahead of any further development.

Whilst this site is not within the Leamington Spa boundary, should it go ahead impacts on Leamington's roads, schools and leisure facilities will be felt and therefore should also be taken into consideration.

W/20/2110                      Mr D Taylor                      Proposed erection of single storey side and rear  
extensions and ear dormer window. Resubmission of W/20/1162                      80 Clapham  
Terrace CV31 1JE

**RESOLVED** that no objection is raised, subject to no objection from Conservation.

#### **149. DETERMINATION OF PLANNING APPLICATIONS**

Consideration was given to a Report (Report No. 7) containing details of planning applications in which the Planning Authority had arrived at a decision contrary to the observations and decisions of this Committee.

**RESOLVED** that it is noted there are no determinations on this occasion.

#### **150. PLANNING APPEAL NOTIFICATIONS**

There were none.

#### **151. PLANNING APPEAL DECISIONS**

Application No: W/20/1337  
Applicant: Mr M Burgess  
Site: 39 Northumberland Road CV32 6HF  
Description: Two-storey extension with ridge to match existing  
Decision: Allowed

#### **152. TREE PRESERVATION ORDERS**

There were none.

153. **AOB**

There was none.

The meeting commenced at 6:00pm and concluded at 6:57pm.

Signed .....

Dated .....