



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 2nd SEPTEMBER 2021.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens, David Brunson, Mubarik Chowdry and Nick Wilkins.

Apologies: Councillors Janet Alty and Julija Boulton

Absent: Councillor Navdeep Kaur Atwal

55. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

56. PUBLIC FORUM

No representations.

57. MINUTES

The Minutes of the Planning Committee held on 12th August 2021, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 12th August 2021 are confirmed and signed as a correct record.

58. MATTERS ARISING

There were none.

59. 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:

<u>W/21/1315</u>	<u>Mr Christopher Gutteridge</u>	<u>Proposed purpose built student accommodation comprising 87no. self-contained studio units with ancillary accommodation and gym within the basement. The proposal includes cycle parking spaces, e-bike charging stations and disabled parking facilities (re-submission of W/19/2077).</u>
	<u>Land at Junction of High Street and Lower Avenue CV31 3AQ</u>	

RESOLVED that an objection is raised on the following grounds:

1. Overdevelopment of the site in terms of mass, scale, height and bulk. Whilst the removal of the second 5-storey building as proposed in the previous application is welcomed, the remaining five-storey building still

constitutes unnecessary overdevelopment and would negatively impact on the surrounding buildings.

2. Contravenes Policy RLS3n) of the Neighbourhood Plan which states that proposed development in Leamington Spa should protect key views, especially of landmark buildings. The view of All Saints Church would be compromised and planning officers have previously stated this view is important and should be protected.

3) Does not accord with Policy RLS18 in that student accommodation is not one of the uses that the Neighbourhood Plan supports within the Creative Quarter and Bath Place car park is a potential redevelopment site within the Creative Quarter which the Neighbourhood Plan supports certain uses of which specifically underpin the Creative Quarter aspirations.

Holding objection until comments are received from Conservation, Highways, Environmental Health, Contract Services and WCC Public Health.

W/21/1070 Miss Bethany Duck Proposed erection of single storey
rear extension 37 Morton Street CV32 5SY

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

W/21/1251 Mr Jagtar Singh Gill Formation of front lightwell and
installation of 3no. windows in side elevation and change of use of basement to provide 1no.
self-contained apartment Flat 1 7 Avenue Road CV31 3NW

RESOLVED that no objection is raised, subject to no objection from Conservation. The Town Council notes that although a fence is mentioned in the Design and Access Statement, no drawing of it is available which makes it impossible to judge if the proposed fence is appropriate.

W/21/0743 Mr & Mrs Newman Proposed change of use and
conversion of upper floors from redundant office space to 3 No. one-bedroom flats
3 Euston Place CV32 4LN

RESOLVED that no objection is raised.

W/21/1029 GSK Developments Demolition of existing building and
erection of 5 (3 storey) dwellings 16 Cross Street CV32 4PX

RESOLVED that an objection is raised on the following grounds:

1. Overdevelopment of the site
2. Out of keeping with the surrounding streetscene
3. Negative impact on the neighbours' amenity in terms of loss of light and overlooking
4. Support the Ecology officer's request for further required information
5. Holding objection until comments are received from Conservation and WCC Highways. A drawing showing the context of the proposed building from the rear would be useful to help ascertain how the building would sit in relation to the rear raised car park.

W/21/1103LB Mr Uniss Mohamed Display name of the shop on the building and vinyl window advertisement sticker on the windows 42 Bedford Street CV32 5DY

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

W/21/0027 Stephen Jobburn Proposed change of use from 2no. retail units (Use Class A1) to 2no. residential apartments (Use Class C3) and associated elevational works and extensions 21-23 Regent Street CV32 5HG

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

W/21/1390 Warwick District Council Display of 10x Monoliths (MO) and 14x Fingerposts (FP) within Leamington Various sites in Leamington: Jephson Gardens, Willes Rd, Warwick St/Kenilworth St, Regent Grove, Royal Spa Centre, Jephson Gardens, Clarendon Avenue, Pump Rooms , Parade, Newbold Terrace, Bath St, Spencer St, Lower Av, Sayer Close , Packington Place, Railway Station

RESOLVED that the Town Council welcomes the further provision of visitor signage across town in key locations where accessibility for mobility scooter/wheelchair users has been taken into consideration.

W/21/0969 Mr A Arron Maytum Erection of proposed single storey side/ rear courtyard extension. Removal of existing rear stores. Erection of proposed rear dormer window. Installation of one front rooflight and one rear rooflight. Removal of existing tree to rear garden and replacement of existing windows 15 Victoria Street CV31 3PU

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

W/21/1057 Mr C Stacey Erection of proposed two storey rear extension following demolition of side ground floor kitchen wall 31 Hill Street CV32 5XT

RESOLVED that no objection is raised, subject to confirmation that the 45 degree line is not breached to either of the immediate neighbours.

W/21/0900 Mrs Nikki Fairley-Dyer Erection of a single storey timber frame garden room and storage area with bifold doors to the front 21 Montrose Avenue CV32 7DS

RESOLVED that no objection is raised.

W/21/0919 Mr & Mrs Petty Erection of front extension at first floor 3 Kingland Drive CV32 6BL

RESOLVED that an objection is raised on the following grounds:
on the following grounds:

1. Breach of the 45-degree line to no.4 Kingland Drive
2. Inclusion of a long horizontal box dormer to the rear contrary to the WDC Residential Design Guide

W/21/0918 Mr T Inglefield Alterations to windows within first floor front and rear elevations, erection of a dormer and insertion of roof light in rear roof slope and application of vertical boarding to archway. Soldier brick course detailing
The Loft 3A Cornwall Place CV32 6DT

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

W/21/0942 Tom and Laura Richmond Demolition of existing side and rear extensions. Erection of replacement side and rear extensions. Hip to gable loft conversion with new roof dormer. New vehicle crossover, dropped kerb and driveway
3 Edmondscote Road CV32 6AG

RESOLVED that no objection is raised, subject to the further information required by Ecology being supplied as requested.

The Town Council notes this proposed extension would unbalance the appearance of this pair of semi-detached dwellings and queries whether the extension could be achieved without this change to the roofline.

W/21/0929 Mr & Mrs T Foulerton Application for a Variation of Condition for Change approved drawing from 1012-03D to 1012-03G on application
W/20/1034 10 Cliffe Road CV32 6PD

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

W/21/0959 Mr & Mrs Kean Proposed erection of rear and side extensions and courtyard infill extension
9 Gaveston Road CV32 6EX

RESOLVED that no objection is raised

W/21/0410 Mr Ramus Erection of 2no. 1 bed maisonette flats to land rear of No 62 Leam Terrace
62 Leam Terrace CV31 1BQ

RESOLVED that no objection is raised, subject to no objection from Conservation and from WCC Highways, and subject to the parking spaces proposed being made wider as per the requirements of the WDC Parking Standards SPD. Accessibility seems compromised for the first floor maisonette if a car is parked next to the building as shown.

W/21/1045 Mr S Killen Erection of two storey side extension to existing house
16 Pebble Island Way CV31 1AR

RESOLVED that an objection is raised on the following ground:

The proposed extension does not retain the required minimum distance separation from no.'s 12 and 14 Pebble Island Way

W/21/1036 Mr J Young Erection of a single storey side and rear extension
203 Leam Terrace CV31 1DW

RESOLVED that No objection is raised, subject to no objection from Conservation. The Town Council would like confirmation that the eaves height of the proposed extension is not more than 2m as per the WDC Residential Design Guide.

60. 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.

61. PLANNING APPEAL NOTIFICATIONS

There were none.

62. PLANNING APPEAL DECISIONS

There were none.

63. TREE PRESERVATION ORDERS

There were none.

64. WDC PLANNING COMMITTEE

Two large applications were considered at the WDC Planning Committee held on 17th August which are located in or just outside Leamington Spa to which the Town Council had no objections. These applications were:

W/21/0179 - Former Mothercare Unit Leamington Shopping Park Tachbrook Park Drive (technically not within the Leamington Spa boundary).

W/21/0485 - Royal Leamington Spa Victoria Park Archery Road CV31 3PH

Both applications were granted permission with conditions according to the case officers' recommendations.

65. LICENSING APPLICATIONS

No current licensing applications called in for discussion.

54. CONSULTATION ON NET ZERO CARBON DEVELOPMENT PLAN DOCUMENT

Members had been given the link to the WDC consultation on this DPD and the deadline for comments is 13th September 2021. Members had also been sent a short draft response to consider. This was discussed and issues raised around changes of use and conversions, viability of proposed developments for both affordable housing requirements and net zero carbon requirements as set out in this document.

These comments to be included in the final response and submitted to the consultation.

The meeting commenced at 6:00pm and concluded at 7:58pm.

Signed

Dated