



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 31st OCTOBER 2019 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors Julija Boulton, Jennifer McAllister, Janet Alty, Mubarak Chowdry, Navdeep Kaur Atwal and Louisa Radice.

Apologies: Councillors David Brunson and Nick Wilkins

85. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

86. PUBLIC FORUM

No representations were made

87. MINUTES

The Minutes of the Planning Committee held on 10th October 2019, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 10th October 2019 are confirmed and signed as a correct record.

88. MATTERS ARISING

There were none.

89. 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/19/1574 Rowley Construction and Property Services Ltd
Change of use from part of retail storage at ground and first floor to provide a total of
5 no residential flats (4 no 1 bedroom and 1 no 2 bedroom) with the addition of a
second floor and external alterations 15-17 Clemens Street CV31 2DW

RESOLVED that an objection is raised on the following ground:

No on-site parking is available or proposed - the WDC Parking SPD requires a parking survey to be undertaken if this is the case and this should be carried out during higher education term time. This does not appear to have been done therefore levels of available parking for future residents cannot be measured yet. Court Street car park to the rear of this property is a public car park and a housing allocation within the Local Plan so may not be available to provide parking in the medium to long term.

JMc

The town council notes another residential development proposed in the Leamington Spa AQMA, and whilst acknowledging the bedrooms are located to the back of the building, residents will still be living in a poor air quality area which should be acknowledged.

W/19/0832 EI Group Proposed installation of 2 x trough lights to existing. 2 x sets fascia signage The Cricketers Arms 19 Archery Road CV31 3PT

RESOLVED that no objection is raised

W/19/1346 Insomnia Coffee Company Change of use from retail use to coffee shop use Clarks 75-77 Parade CV32 4AY

RESOLVED that no objection is raised - given the comments registered by residents about the future use of this property in the town centre, would a change of use to A1/A3 not give more flexibility?

W/19/1471 Mr S Malle Proposed variation of condition 2 (plan numbers) of application W/10/1370 to allow for 4 additional bedrooms at first floor and 4 additional bedrooms at second floor 13-17 Kenilworth Street CV32 4QS

RESOLVED that no objection is raised

W/19/1679 Mr Mark Burchett Proposed erection of a porch extension and a single storey side/rear extension 9 Epsom Road Lillington CV32 7AR

RESOLVED that no objection is raised – the Town Council notes the possible boundary issues and hopes this is resolved with the relevant parties before any permissions are granted.

W/19/1139 Mr Shalbinder Malle Construction of two storey rear extension to provide 2 no 3 bedroom apartments 28 Kenilworth Road CV32 6JE

RESOLVED that an objection is raised on the following grounds:

1. The proposed extension is not subservient to the existing listed dwelling and would dominate the existing building due to its height, length and massing, contrary to the WDC Residential Design Guide.
2. As such, this proposal would cause substantial harm to a designated heritage asset and no attempt has been made to show that this is not the case. This contravenes Local Plan Policy HE1.
3. This extension would make a negative contribution to the surrounding conservation area which does not support Local Plan Policy HE2.
4. It is also considered that the proposed extension does not meet the requirements of Local Plan Policy BE1 a), d) and f) due to its size and unharmonious design.

W/19/1748LB Mr S Malle Construction of two storey rear extension to provide 2 no 3 bedroom apartments 28 Kenilworth Road CV32 6JE

RESOLVED that an objection is raised on the following grounds:

1. The proposed extension is not subservient to the existing listed dwelling and would dominate the existing building due to its height, length and massing, contrary to the WDC Residential Design Guide.

2. As such, this proposal would cause substantial harm to a designated heritage asset and no attempt has been made to show that this is not the case. This contravenes Local Plan Policy HE1.

3. This extension would make a negative contribution to the surrounding conservation area which does not support Local Plan Policy HE2. 4. It is also considered that the proposed extension does not meet the requirements of Local Plan Policy BE1 a), d) and f) due to its size and unharmonious design.

W/19/1562 Mr J Kohli Proposed conversion from single dwelling to form
5 no 1 bedroom and 4 no 2 bedroom apartments. Demolition of existing single storey
side extension and erection of replacement two storey side extension 54
Kenilworth Road CV32 6JW

RESOLVED that an objection is raised on the following grounds:

Support the comments of the environmental health officer regarding the potential noise issue due to the party wall between apartments 2/3 and 1/4 on the first floor creating noise disturbance for the bedroom in 1/4 from the kitchen/living area in 2/3. This should be reviewed and amended to prevent this occurring.

No comments as yet from conservation - we defer to their expertise in this case. Also note that the design and access statement states on page 3 that WDC does not have a 5 year land supply - this is inaccurate and misleading.

W/19/1379 Dr Davies Proposed residential development consisting
of 2 two storey 3 bedroom units 32 Russell Terrace CV31 1EZ

RESOLVED that the Town Council would like to maintain an objection to this application on the same grounds as none seem to have been addressed since the previous application (W/19/0144):

1. The NPPF defines brownfield land as "previously developed land". It specifically excludes "land in built up areas such as private residential gardens..." from this definition. Therefore, this is not a brownfield application but a request to develop a garden and does not meet the criteria in policy H15 in the Local Plan regarding custom build homes.

2. The parking survey was conducted outside the higher education term time and is not therefore in line with the WDC Parking SPG.

3. Lack of parking spaces provided on the site in line with the Parking SPG - it is suggested spaces can be made available on street by the developer. This would need to be agreed by the Highways department and there is no evidence of this.

We would add another ground: 4. Proposed height of the building would dominate the property to the left and the question of overlooking is raised by the presence of non-obscured windows in the side of the building.

It is suggested two trees will need to be removed - can they be replaced elsewhere on the plot or elsewhere in the neighbourhood?

W/19/1444 Mr J Sidhu Erection of first floor rear extension Dental
Surgery 4 Priory Terrace CV31 1BA

RESOLVED that an objection is raised on the following grounds:

1. Breach of the 45-degree line to the neighbouring property

JMc

2. No additional parking provision proposed - should be an additional 4 spaces for a new surgery room according to the WDC Parking SPD

¶0. PLANNING DETERMINATIONS

A schedule of applications (Report No. 7) determined by the Planning Authority since the last meeting had been circulated and was considered.

¶1. PLANNING APPEAL NOTIFICATIONS

Application No: W/19/1167

Applicant: Mr David Manning

Site: 77 Northumberland Road CV32 6HQ

Description: Retention of existing boundary wall, gates, piers and railings in a modified form (stone pier caps and top two courses of brickwork on each pier to be removed and replaced by a single soldier course of matching bricks).

¶2. PLANNING APPEAL DECISIONS

There were none.

¶3. TREE PRESERVATION ORDERS

There were none.

¶4. ANY OTHER BUSINESS

There was none.

The meeting commenced at 6:00pm and concluded at 7:15pm.

Signed *J. McAllister*

Dated *21/11/2019*