



To receive any representation from Members of the Public in accordance with Standing Orders

4. Minutes

To approve the Minutes of the Planning Meeting held on 16<sup>th</sup> February 2023 (Report No. 4)

5. Matters Arising

**W/22/1984**

Squirhill Place, Russell Terrace, Leamington Spa, CV31 1FU

Demolition of existing rendered brick boundary wall to Russell Terrace and Willes Road and erection of replacement brick piers and iron railings.

The Town Council made the following response: No objection subject to no objection from conservation. WDC conservation objected.

**Application withdrawn.**

6. Planning Applications

To consider a schedule of planning applications / consultations received from the Planning Authority (Report No. 6)

7. Determined Planning Applications

To consider relevant applications determined by the Planning Authority, where these differ from the representations of the Town Council.

8. Planning Appeal Notifications

To consider any Planning Appeal Notifications:

9. Planning Appeal Decisions

To consider Planning Appeal Decisions, if any.

10. Tree Preservation Orders

To consider the following Tree Preservation Orders, if any.  
Tree Preservation Order 575 confirmed on 15th February 2023.

11. WDC Planning Committee

To receive feedback from any WDC Planning Committee meetings attended since the previous Town Council Planning meeting.

To consider pertinent Leamington Spa planning applications due to go to WDC Planning Committee (including member representation).

12. Licensing

Current WDC Licensing applications can be found here:

<https://estates7.warwickdc.gov.uk/LicensingPortal/Forms/Search.aspx?types=LPA,LPV,LPC,LPW&days=28>

If a member wishes to discuss any Leamington Spa licensing applications in more detail, please let the Town Clerk know the application no. along with any planning application call-ins.

**THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA**

**MINUTES OF THE PLANNING MEETING HELD ON 16<sup>th</sup> FEBRUARY 2023.**  
**THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.**

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens, Ruggy Singh, Nick Wilkins, David Brunson.

Town Clerk.

**136. Apologies:**

Cllr Alty, Chowdry, Boulton

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

None

**138. PUBLIC FORUM**

No representations.

**139. MINUTES**

The Minutes of the Planning Meeting held on 26<sup>th</sup> January 2023, having been circulated, were considered.

**Resolved** that the Minutes of the Planning meeting held on 26<sup>th</sup> January 2023 are confirmed as a correct record.

**140. MATTERS ARISING**

W/22/1894.

The Town Council made an objection based on the objection by WDC's conservation officer.

Plans have been revised and the conservation officer is no longer objecting.

Town Council removed its objection.

Dental surgery – Now been granted.

**141. 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/23/0053 & W/23/0054 LB Demolition of existing Garden Room and replacement with a single storey extension and stepped paving. 7 Leam Terrace, Leamington Spa, CV31 1BB**

**Resolved** that no comments are made.

**W/23/0103 Erection of a first-floor front and side extension above existing garage and a single-storey front extension. 55 Guys Cliffe Avenue, Leamington Spa, CV32 6LZ**

**Resolved** that no comments are made.

**W/23/0069 "Variation of Condition 2 (plan numbers) of application W/21/2030 to reflect the following alterations: amendment of the roof to the rear extension (flat roof of increased height) and increase in pitch and eaves height of the side extension. 8 Brownlow Street, Leamington Spa, CV32 5XH**

**Resolved** that no comments are made.

**W/22/1151 LB Installation of silicone through colour render system Chapel Court, Windsor Street, Leamington Spa**

**Resolved** that no objection is made subject to no objection from conservation.

**W/22/1868 Erection of 1 no. detached dwelling to the rear garden of 130 Lillington Road. 130 Lillington Road, Leamington Spa, CV32 6LW**

**Resolved** that no further comment is made.

W/23/0019 "Application for variation of condition 2 of permission W/20/0312 to allow for amendments to the design, to include; addition of rear fire escape to upper flats, resulting in windows being converted to doors and new external staircase. 54 Kenilworth Road, Leamington Spa, CV32 6JW

**Resolved** that no objection is made subject to no objection from conservation. The comments of the neighbour at 56 Kenilworth Road are noted. It is queried whether the proposed fire escapes would impact on the bin store and cycle / car parking provision.

**W/23/0081 Addition of insulation and fibre cement board cladding to front elevation. 3 Belmont Drive, Leamington Spa, CV32 6LS**

**Resolved** that the proposal to improve the energy efficiency of the dwelling is supported.

#### **142. SOUTH WARWICKSHIRE LOCAL PLAN ISSUES AND OPTIONS CONSULTATION**

The committee identified proposed responses to some of the questions in the consultation.

**Resolved** that the identified responses are recommended to the Town Council as responses from the Town Council to the consultation.

#### **143. HOUSES IN MULTIPLE OCCUPATION LICENSING CONSULTATION**

The committee identified proposed responses to some of the questions in the consultation.

**Resolved** that the identified responses are recommended to the Town Council as responses from the Town Council to the consultation.

#### **144. DETERMINED PLANNING APPLICATIONS**

**Noted:**

**W/22/1546** - Demolition of existing building and erection of an apartment building comprising 8 units | 16 Cross Street, Leamington Spa, CV32 4PX

**Decision: Granted.**

Town Council's response was:

The Town Council is supportive of an appropriate redevelopment of this brownfield site but would like to reiterate its **objection** to this application on the following grounds: 1. Overdevelopment of the site 2. Negative impact on the neighbours' amenity in terms of loss of light and overlooking 3. Holding objection until comments are received from Conservation, Environmental Health and WCC Highway

#### **145. PLANNING APPEAL NOTIFICATIONS**

Noted:

W/22/1578

23 Freemans Close, Leamington Spa, CV32 6EZ

Proposed development: Erection of single storey rear extension and enclosure of

front porch

Appeal against refusal

#### **146. PLANNING APPEAL DECISIONS**

Noted:

W/22/0456:

Appeal Ref: APP/T3725/D/22/3305995

28 Church Lane, Lillington, Leamington Spa.

**Appeal dismissed.**

#### **147. TREE PRESERVATION ORDERS (TPOs)**

None.

#### **148. WDC PLANNING COMMITTEE**

Next WDC Planning Committee meeting is due on 28<sup>th</sup> Feb.

#### **149. LICENSING**

None.

The meeting commenced at 6:00pm and concluded at 21:00

**REPORT TO THE PLANNING MEETING TO BE HELD ON 09<sup>th</sup> MARCH 2023**

**PLANNING APPEAL DECISIONS**

1. **Purpose of the Report**

To identify any planning appeal decisions

2. **Appeal Decisions**

**Appeal A Ref: APP/T3725/X/21/3281454**

Garages/Store to the rear of 22 and 24 St Mary's Terrace, Leamington Spa, Warwickshire CV8 1JT

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).
- The appeal is made by Mr Steven White against the decision of Warwick District Council.
- The application Ref **W/20/2100**, dated 26 November 2020, was refused by a notice dated 25 March 2021.
- The application was made under section 191(1)(a) of the Town and Country Planning Act 1990 as amended.
- The use for which a certificate of lawful use or development is sought is a store (Class B8).

**Appeal B Ref: APP/T3725/X/21/3290818**

Garages/Store to the rear of 22 and 24 St Mary's Terrace, Leamington Spa, Warwickshire CV8 1JT

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).
- The appeal is made by Mr Steven White against the decision of Warwick District Council.
- The application Ref **W/21/1736**, dated 13 September 2021, was refused by a notice dated 14 January 2022.
- The application was made under section 191(1)(a) of the Town and Country Planning Act 1990 as amended.
- The use for which a certificate of lawful use or development is sought is a store (Class B8).

**Decisions**

Appeal A

1. The appeal is dismissed.

Appeal B

2. The appeal is allowed and attached to this decision is a certificate of lawful use or development describing the existing use which is considered to be lawful