



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 8 MARCH 2018 AT THE TOWN HALL,
ROYAL LEAMINGTON SPA

Present: Councillors John Knight (Chair), Heather Calver, Ann Morrison, Janet Alty, Daniel Howe, Jojo Norris and Tom Kenyon Brown

Apologies: Councillors Jill Barker and Hayley Grainger

135. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

136. PUBLIC FORUM

No representations.

137. MINUTES

The Minutes of the Planning Committee held on 15 February 2018, having been circulated, were considered and agreed.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 15 February 2018 are confirmed and signed as a correct record.

138. MATTERS ARISING

There were none.

139. 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/18/0190 Queensway Conference Centre Ltd Demolition of existing workshop and the construction of a mixed use development; change of use from sui generis (scrap yard) to D1 (health) and C3 (domestic) complimentary health suite and 19 flats Unit 3 Holly House Queensway CV31 3LZ

RESOLVED that the town council wishes to object to this application on the following ground:

The town council wishes to raise an objection to this application on the ground that the development as proposed offers no element of affordable housing, thereby not meeting policy H2 of the Local Plan which states that residential development on sites of 11 or more dwellings will not be permitted unless provision is made for 40% affordable housing.

JAK

The town council also questions where the bin storage will be on site and what the impact on on street parking and increased traffic movements in this area will be on existing traffic and pedestrians as a result of this proposed development.

W/18/0110 NJS Investments Ltd Proposed second floor extension to existing property to form 2 no. additional bedroom flats 62A Brunswick Street CV31 2EG

RESOLVED that the town council wishes to object to this application on the following grounds:

1. No parking provision is proposed for this development and no mention is made of any mitigating measures to be put in place. There are already issues around heavy existing on-street parking and this development could be adding yet more cars.
2. The increased height of this building will make it overdominant in its surroundings and result in overdevelopment of the site

W/18/0223 Marie Curie Proposed display of non illuminated fascia signage board and non illuminated projecting sign 84 Warwick Street CV32 4QG

RESOLVED that the town council wishes to object to this application on the following ground:

The town council wishes to repeat the objection it made to application W/18/0160LB with regard to this related application, supporting the comments of the Conservation officer regarding the proposed aluminium tray sign above the window which is not in keeping with the Conservation area nor is it appropriate on this Listed property

W/18/0205 Royal London Property Fund Proposed display of single halo illuminated hanging projecting sign Regent Square House Regent Square CV32 4NS

RESOLVED that the town council wishes to object to this application on the following ground:

The proposed sign contravenes the Warwick District Council Shopfronts and Advertisements supplementary planning guidance regarding hanging signs on Warwick Street. It is not a traditional-style hanging sign, it is overlarge, at first floor level and would look out of place and be detrimental to the Conservation Area.

W/18/0206 Royal London Property Fund Proposed display of single halo illuminated hanging projecting sign Regent Square House Regent Square CV32 4NS

RESOLVED that the town council wishes to object to this application on the following ground:

The proposed signage contravenes the Warwick District Council Shopfronts and Advertisements supplementary design guidance regarding appropriate signage in Warwick St/The Parade. These signs would be projecting, over large and dominant on this corner, are at first floor level and would be detrimental to the Conservation area.

JLK

W/18/2234LB Mr & Mrs Knights Proposed restoration of existing building incorporating alterations/reinstatements, replacement of decayed conservatory, erection of new hovel and workshop Willes House 63 Willes Road CV31 1BN

RESOLVED that no objection is raised. The town council notes and supports the comments of the conservation officer regarding the provision of accurate large scale drawings, potential preservation of the original French doors and retention of the original fire doors where possible.

W/18/0239 Mr Bhopal Conversion of front basement room from store to bedroom to facilitate change of use from a 6 bed HMO (Use Class C4) to a 7 bed HMO (Sui Generis) 5 Radford Road CV31 1NG

RESOLVED that the town council wishes to object to this application on the following grounds:

1. Absence of an appropriate communal sitting room results in less than adequate living conditions for residents
2. Support the comments of the contract services officer regarding the existing problem of excess waste build up at this property not being dealt with effectively by residents/owner, and the fact that enlarging the property to have more residents will serve to further exacerbate this situation
3. Contravenes Warwick District Council Parking Standards SPD which states each HMO should provide one parking space per two bedrooms - no parking provision is made for this site at all.

W/18/0057 Mrs Whitton Extension and conversion of basement to games room, utility room and WC, erection of single storey rear/side extension. Loft conversion with erection of two rear dormers 65 Greatheed Road CV32 6ET

RESOLVED that no objection is raised. The town council notes and supports the comments of the Conservation officer regarding not using aluminium and UPVC windows in this proposed extension as the property sits within the conservation area.

W/18/2362 Mr & Mrs Bennett Erection of replacement front boundary wall and gates and replacement drive 98 Northumberland Road CV32 6HG

RESOLVED that no objection is raised.

W/18/0255 Ms T Gaston Resubmission of W/17/2247: retrospective application for conversion of existing annex to a separate dwelling (Coach House building to the rear of 17a Sherbourne Terrace)

RESOLVED that no objection is raised.

140. PLANNING DETERMINATIONS

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

141. PLANNING APPEAL NOTIFICATIONS

Application No: W/17/1830
Applicant: Mr K Dhesi

Site: The Priors Club Tower Street CV31 2DR
Description: Demolition of existing social club and erection of a three storey building to include 3 HMO cluster flats to create 19 bedrooms for occupation as student accommodation.

Application No: W/17/1539
Applicant: Mr F Roper
Site: 12 Staunton Road CV31 2PN
Description: Change of use from dwelling house (Use Class C3) to a small 3 bedroomed HMO (Use Class C4)

Application No: W/17/1158
Applicant: David Holmes Planning
Site: Ground Floor 20 William Street CV32 4HJ
Description: Change of use of ground floor office (Use Class B1a) to 1 no. one bedroom flat (Use Class C3)

Application No: W/17/1883
Applicant: Leamington Spa Developments Ltd
Site: Life Headquarters Mill Street CV31 1ES
Description: Notification for Prior Approval for a proposed change of use of a building from office use within Use Class B1a to dwellings within Use Class C3 comprising 10 x 2 bedroom apartments and 3 x 1 bedroom apartments

Application No: W/17/1938
Applicant: Mr N Jandu
Site: 35 Helmsdale Road Lillington CV32 7DN
Description: Erection of a first floor side extension and porch to front

142. PLANNING APPEAL DECISIONS

Application No: W/17/1077
Applicant: Mr Brian Lewis (Housestyle Countrywide Ltd)
Site: The Limes 21 Guy's Cliffe Avenue CV32 6LZ
Description: Variation of condition no. 2 of planning permission ref W/16/0793 (demolition of existing dwelling and construction of 6 apartments and 1 town house with associated parking) to amend roof line and form chimney feature over communal stair to accommodate lift shaft and installation of new ground floor door on rear elevation without complying with a condition attached to planning permission ref. W/17/0147.
Decision: Allowed

143. TREE PRESERVATION ORDERS

To consider any relevant Tree Preservation Orders.

The Tree Preservation Orders were noted.

144. ANY OTHER BUSINESS

Members were asked to consider whether they had any comments they wished to be included in the town council's response to the ongoing WDC Planning validation list consultation. Any comments should be returned to the committee clerk by Friday 16th March 2018.

JCK

Planning Committee Meeting 8 March 2018

The meeting commenced at 6:00pm and finished at 6:56pm.

Signed J.G. Kyllis
Dated 27 March 2018

